



TOTAL FLOOR AREA: 789 sq ft. (73.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of distances, areas and other details are approximate. Stanbra Powell accept no responsibility for any inaccuracies, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. These plans are not to scale and should not be used for any planning purposes and no guarantee as to their operability or efficiency can be given.  
Made with Metriplan 0200

Holding Deposit— This will be restricted to £100.00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason detailed below) the holding deposit will be repaid in full within 7 days.

The holding deposit does not need to be repaid in full if the tenant:

- Changes their mind
- Fails the 'right to rent' checks
- Has provided false or misleading information
- Despite Stanbra Powell's best efforts, the tenant fails to provide required information within 15 days.

**Should you wish to proceed with the tenancy of this property, the following charges would apply:**

**UPON SIGNING THE LEASE**

**First months rent in advance** £1095.00

**Dilapidation deposit** £1195.00

**VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL**

**CURRENT COUNCIL TAX BANDING: B LOCAL AUTHORITY: Cherwell District Council**

**Important Notice -** Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stanbra Powell have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floor plans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the Letting.

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**74 East Street**

**Banbury**

**Oxon**

**OX16 3LN**

**£1095 pcm - Available Immediately**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



#### **The property comprises**

##### **Ground Floor**

**Entrance Porch** accessed via upvc double glazed front door.

**Living room:** Grey carpet to flooring. Neutral decoration with one feature wall. Stone mantle and hearth surround.

**Dining room:** Grey carpet to flooring. Neutral decoration. Stairs rising to first floor.

**Kitchen:** A Range of dark modern wood wall and base units. Marble effect work surface. Tile work surround. Inset stainless steel sink unit. Space for fridge/freezer and washing machine. Electric cooker and gas hob.

##### **First Floor**

**Double bedroom**

**Single bedroom**

**Bathroom:** Low level WC, wash hand basin and bath with shower over.

Garden to rear mainly laid to lawn.

On road parking

Double glazing and gas radiator heating



### ***A newly presented two bedroom terraced property***

**Entrance Porch | Living room | Dining room | Kitchen | Two bedrooms | Bathroom | enclosed rear garden | On road parking | Double glazed windows | Gas radiator heating**

A two bedroom mid terraced property near the town centre of Banbury. Within walking distance of the train and bus stations and easy access to the M40, junction 11.