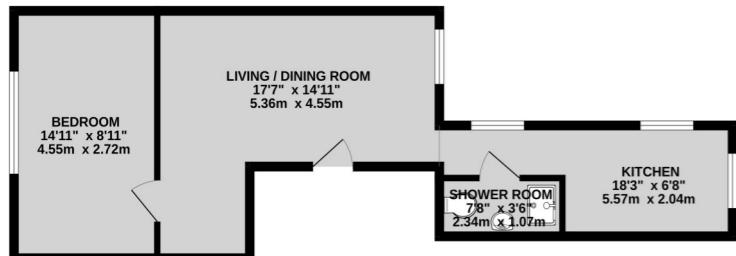


FIRST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq ft. (42.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other features are approximate and should not be relied upon for any construction or planning purposes. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee can be given as to their operability or efficiency or any given.

EPC Pending

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:

First months rent in advance £895.00
Deposit £995.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

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

Important—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.



Flat 3, 32 West Street

Banbury

Oxon

OX16 3HD

£895 pcm - Available 19th January



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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A well presented first floor one bedroom apartment

Communal Entrance Hall | Open-Plan Living/Dining Room | Kitchen | Shower Room | Double Bedroom | On Street Parking

A well presented one bedroom first floor apartment benefiting from UPVC double glazing and gas central heating. The property is located within walking distance of the town centre, railway station and further amenities

DESCRIPTION:

Communal front door. Stairs rising to first floor communal landing.

Front door

Open-plan living/diner: Key phone entry system. Double glazed window to rear aspect. Laminate flooring. Walkway through to lobby area with door to shower room.

Shower room: Fully tiled shower cubicle, low level WC and pedestal wash handbasin. Tiling to splashback areas. Heated towel rail. Tile effect flooring.

From the lobby area, walkway through to kitchen.

Kitchen: Stainless steel bowl and a half inset sink unit and drainer. Range of white fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Free space and plumbing for washing machine. Four ring gas hob with electric oven under, extractor over. Wall mounted gas combination boiler for domestic hot water and central heating. Double glazed window to rear and to side.

Kitchen, lobby area and living room all have laminate flooring.

From the living room door through to bedroom.

Generous double bedroom with double glazed window to front aspect.

On street parking.

