

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 £900.00

Dilapidation deposit £1000.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A **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.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



Flat 2, 41 Middleton Road

Banbury

Oxon

OX16 3QR

£900 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



Entrance Hall: Grey tiling to floor. Neutrally decorated in white emulsion. RCD unit to wall. Electric radiator to wall.

White bathroom suite comprising of panelled bath with shower over, low level WC and wash basin. Double glazed frosted windows. Heated towel rail to wall.

Kitchen/Living room: Wood effect laminate flooring. A range of white modern wall and base units. Marble effect work top with black tiling to splashback. Inset stainless steel sink units. Double glazed window Electric oven and hob.

Bedroom Two: Wood effect laminate floor. Neutrally decorated in white emulsion. Electric radiator to wall. Double glazed window.

Bedroom One: Neutrally decorated in white emulsion. Wood effect laminate flooring. Double glazed windows to front aspect. Electric radiator to wall. White painted doors leading to wardrobe.

One parking space



A very well presented two bedroom ground floor apartment

Open Plan Kitchen/Living Area | Utility Area | Two Bedrooms | Bathroom | Off road parking for one vehicle | Electric Heating | Double Glazing

Located to the east side of Town, a very well presented two bedroom ground floor apartment within easy access to J11 Banbury M40 and railway station