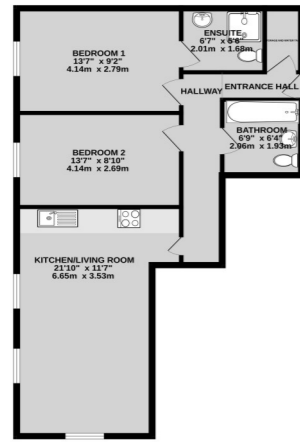


GROUND FLOOR  
726 sq ft (67.4 sq m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 726 sq ft (67.4 sq m.) approx.  
Measurements are taken from the internal face of walls and doors. Measurements are approximate and should not be relied upon. The actual area may vary. The floor plan is for general guidance only and is 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.

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	£1000.00
Deposit	£1100.00

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

**CURRENT COUNCIL TAX BANDING:** B      **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 plants 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](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)



**Flat 4 Hanwell Mews**

**Rotary Way**

**Banbury**

**Oxon, OX16 1AP**

**£1000 pcm - Available 16th June**



**Stanbra Powell**

Estate Agents  
Valuers  
Property Lettings



**DESCRIPTION:**

Wooden door leading to:

**Entrance Hall:** Decoration in magnolia emulsion. Wood effect vinyl flooring. Electric radiator to wall. Intercom telephone system. Wooden door leading to cupboard for storage and housing water tank. Wooden door leading to:

**Master Bedroom:** Beige carpet. Decoration in magnolia emulsion. Electric heater to wall. Double glazed windows to side aspect. Wooden door leading into:

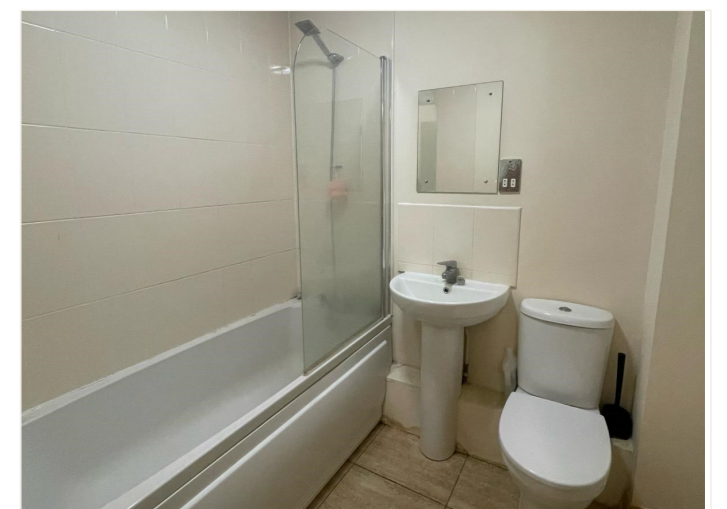
**En-Suite:** Neutral tiling to flooring. Enclosed shower cubicle. Low level W.C. Wash hand basin. Wooden door leading to:

**Bedroom Two:** Beige carpet. Neutrally decorated in magnolia emulsion. Electric radiator to wall. Double glazed windows to side aspect. Wooden door leading to:

**Main Bathroom:** Neutral tiling to flooring. Panelled bath with mixer tap shower over. Heated towel rail to wall. Low level W.C. Wash hand basin. Tile work surround. Wooden door leading to:

**Kitchen/Living Area:** Decoration in magnolia emulsion. Electric radiator to wall. Three double glazed windows to two aspects. A range of light wood wall and base units. Laminate worktop. Electric oven and four ring electric hob with stainless steel extractor fan over. Inset stainless steel sink unit. Washing machine. Beko freestanding fridge.

Allocated parking



***A well presented first floor apartment***

**Entrance Hall | Kitchen/Living Area | Two Bedrooms | Bathroom | En-Suite | Allocated Parking**

Providing good sized accommodation throughout, located on the popular Hanwell Fields Estate, a modern first floor apartment with the benefit of two double bedrooms, a spacious open plan living area, parking and amenities beneath