



TOTAL FLOOR AREA: 778 sq ft. (72.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan has not been tested and no guarantee as to their operability or efficiency can be given.

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	£1050.00
Deposit	£1150.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A **LOCAL AUTHORITY:** South Northamptonshire 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.

Directions: From Banbury Cross proceed south on the Oxford Road for approximately three miles until reaching Twyford. Take the left turn towards Kings Sutton and upon entering the village take the left turn into Sandringham Road; follow this road round and the next left is Hampton Drive. Continue along this road which leads into Blenheim Rise, at the top of Blenheim Rise at the T-junction, take the left turn into Newlands, this road leads into the Dairygrounds. At the Dairygrounds junction turn left and follow the road round into Cherwell Banks.

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19 Cherwell Banks

Kings Sutton

Oxon

OX17 3QF

£1050 pcm - Available 23rd January



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



A two bedroom first floor apartment

[Living room](#) | [Dining room](#) | [Kitchen](#) | [Bathroom](#) | [Two double bedrooms](#) | [Utility](#) | [Communal parking](#)

This first floor apartment is situated in a quiet location with views over communal gardens and farmland. The property benefits from gas central heating, double glazing, versatile accommodation with two double bedrooms, two reception rooms, additional utility, separate kitchen and re fitted bathroom and communal parking

DESCRIPTION:

Entering the block of apartments on the right hand side as you arrive in Cherwell Banks, go through the communal door onto the first floor, through the fire door. The front of the property can be found on the right hand side.

Entrance hall: Door onto entrance hall. Laminate wood flooring. Wall mounted radiator. Two storage cupboards. Door leading to living room, dining room, kitchen, bedrooms and bathroom.

Living room: Double glazed window to front aspect. Wall mounted radiator.

Dining room: Laminate wood flooring. Double glazed window to rear aspect with views over farmland. Wall mounted radiator.

Kitchen: Double glazed window to rear aspect overlooking farmland. Fitted with a range of base and wall mounted units with work surface over. Tiled splashbacks. One and a half stainless steel sink unit with drainer and mixer taps. Built in extractor hood. Space for cooker, white goods such as washing machine and slim line dishwasher. Wall mounted shelving. Tiled floors.

Bedroom one: Double size bedroom. Double glazed window to front aspect. Wall mounted radiator. Laminate wood flooring.

Bedroom two: Double size bedroom. Double glazed window to front aspect. Wall mounted radiator.

Bathroom: Obscure double glazed window to rear aspect. Re fitted white suite with modern paneled bath with modern taps, shower screen and chrome mixer shower over. Pedestal hand washing basin with mixer taps. Low level W/C. Predominantly tiles splashbacks. Vinyl flooring. Wall mounted heated towel rail.

Utility: Double glazed window to rear aspect. Work surface. Space for white goods. Vinyl flooring.

Outside

Communal garden. Laundry area. Communal parking.

