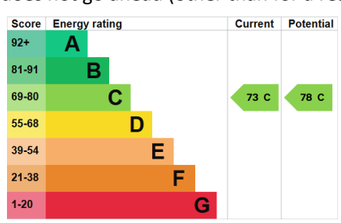
Holding Deposit— This will be restricted to £210. 00 (This will be part of the balance due when the lease is signed)

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	£925.00
Deposit	£1060.00

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.

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

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The Property Ombudsman SALES



Basement Flat

123 Middleton Road

Banbury

OX16 3QS

£925 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings







A newly decorated one bedroom basement apartment

Entrance Hall | Kitchen | Living Room | Bathroom | Bedroom | Parking to rear

Located on the east side of Banbury within walking distance of the town centre and railway station, a newly presented one bedroom apartment.

DESCRIPTION:

UPVC double glazed front door

Entrance Hall

Quarry tiled flooring. Light fitting to ceiling.

Kitchen:

Quarry tiled flooring. A range of newly fitted grey wall and base units with wood effect work top. Inset stainless steel sink unit. Oven and hob with stainless steel extractor fan. Tiling to splashback. Gas combination boiler for domestic hot water and central heating.

Living Room: Newly fitted grey carpet and decoration throughout. Bay windows to front aspect. Wrought iron fire place, concrete hearth and marble surround (Not useable). Radiator to wall.

Secondary Hallway

Quarry tiled flooring. Light fitting to ceiling.

Bathroom: Quarry tiled flooring throughout. Radiator to wall. Bath with shower connection, Wash hand basin and low level W.C. Extractor fan to ceiling.

Bedroom

Radiator to wall. Double glazed window to side aspect. Light Archway leading to wardrobe area.

One parking space to rear.





