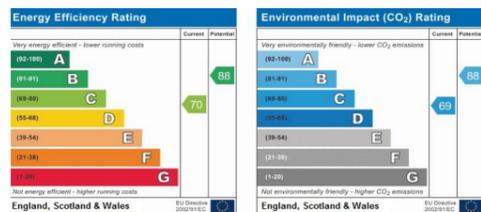


GROUND FLOOR
APPROX. FLOOR AREA 407 SQ.FT. (37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 5/2018



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 £1200.00
Dilapidation deposit £1300.00

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.

DIRECTIONS: From Banbury Cross, proceed via North Bar turning right at the crossroads into the Warwick Road. Continue for approximately 1.5 miles, pass the Barley Mow and turn right at the large roundabout into Highlands. Continue for approximately 1/4 of a mile and take the left turning into Rosedale Avenue. Pascali Place can be found the fifth turning on the left.

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



4 Pascali Place
Banbury
Oxon
OX16 1FG

£1200 pcm - Available 28th March



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Porch with external cupboard housing boiler. Space for storage

Entrance Hall: Wooden laminate floor. Wall mounted thermostat.

Kitchen: A modern white kitchen comprising of gloss wall and base units. Red tiling to splashback. Marble effect work surface. Tiled to floor. Space for fridge freezer. Stainless steel sink unit with drainer. Electric oven with gas hob. Plumbing for dishwasher and washing machine.

Large living room: Neutrally decorated throughout. Electric fireplace with mantle hearth surround. Door leading through to **conservatory** which is double glazed and gives access to low maintenance garden

Bedroom One: Built-in wardrobes. Double glazed windows to rear aspect.

Bedroom Two: Built-in storage cupboard. Double glazed windows to front aspect.

Modern bathroom suite comprising bath with shower over. Low level WC and wash hand basin. Extractor fan.

Rear garden: Gravelled area. Large area of decking.

The garage can be found to the right hand side of the property and is the third one along with up and over door.

Banbury

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.



A neatly presented two bedroom property

Entrance Hall | Living room | Kitchen | Conservatory | Two spacious bedroom | Bathroom | Gas central heating | Double glazing | Private enclosed rear garden | Garage | Driveway parking for two vehicles

Situated in this pleasant no through road to the northern side of Banbury, a fully modernised, well presented two bedroom terraced house. The accommodation is complemented by gas central heating, UPVC double glazing and two allocated parking spaces, and a secure garage in a block nearby. The property also benefits from a modern conservatory and a private low maintenance rear garden with a large decked area.

