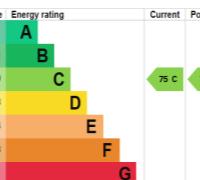


Holding Deposit— This will be restricted to £100.00 (This will be part of the balance due when the lease is signed)

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 £980.00

Deposit £1080.00

This property is let and managed by Stanbra Powell

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 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 into West Bar Street and continue into the Broughton Road.. The property can be found on the left hand side approximately half way up the Broughton Road.

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 Founders House

74 Broughton Road

Banbury

Oxon, OX16 9QF

£1050 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall

Stairs to first floor

Bedroom: Radiator to wall. Double glazed windows to front aspect. RCD unit to wall. Wooden door leading to:

Bedroom Two: Double glazed windows to front aspect. Cupboard housing combination boiler.

Stairs to second floor

Living Area: Double glazed windows to front aspect. Wooden door leading to:

Shower Room: Recently fitted shower suite comprising shower cubicle, wash hand basin and low level W.C. Double glazed window to rear aspect. Wooden door leading to:

Kitchen: Recently fitted kitchen. A range of light grey modern wall and base units. Four ring gas hob and oven. Inset stainless steel sink unit. Space for washing machine and fridge.



A well presented two bedroom first floor apartment

Entrance Hall | Living Area | Kitchen | Shower Room | Two Bedrooms

Located within a 5 minute walk of Banbury Town Centre, an extremely well presented two bedroom duplex apartment with the benefit of gas radiator heating and double glazing throughout