



GODFREY-PAYTON
CHARTERED SURVEYORS



LETTINGS



£875

Flat 1, Blacklock House Middleton Road, Banbury, OX16 3QT

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Two Bedroom apartment with an allocated parking space within close proximity of the M40

Access to the apartment is to the rear of the building via and external staircase, there are then 2 apartments to each of two communal entrance halls.

Accommodation briefly comprises:-

Entrance Hall with 'Heatstore' heater

Bedroom 9'10" (3.00m) x 13'9" (4.19m) with heater

Bathroom with bath, WC, wash hand basin and airing cupboard and 'Dimplex' down heater

Living Room 17'10" (5.44m) max x 11'8" (3.56m) with 'Heatstore' heater

Kitchen 10'4" (3.15m) x 10'2" (3.10m) with fitted units, sink and drainer and heater

General Remarks

GENERAL REMARKS & STIPULATIONS SERVICES:
Mains water, electricity and drainage.

DEPOSITS

A Holding Deposit of one week's rent will be required prior to satisfactory references being sought for the tenancy and IF application is successful this will contribute towards the first month's rent due.
Tenancy Deposit Upon the granting of a tenancy, five weeks' rent in advance will be required to be held for use against any damage to the property or failure to meet the terms of the agreement.
The deposit will be placed in a non-interest bearing

account. Godfrey-Payton is a member of the Tenancy Deposit Scheme and an explanatory leaflet will be given to the tenant together with all other necessary information.

PAYMENTS WHICH MAY BE INCURRED DURING THE TENANCY (TO AGENT)

Changes to tenancy agreement - £50
Payment of interest for any late payment of rent at a rate of 3%
Loss of keys/security devices - £75
Payment of any unpaid rent or other reasonable costs associated with early termination of the tenancy

REGULATED BY RICS

APPLICATIONS

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained

RESPONSIBILITIES:

TENANT: Internal decorations and minor repairs, garden maintenance
Lighting, heating, water, telephone.
LANDLORD: Repair of main structure and external painting. Insurance of the building (but NOT the contents)

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

Directions

