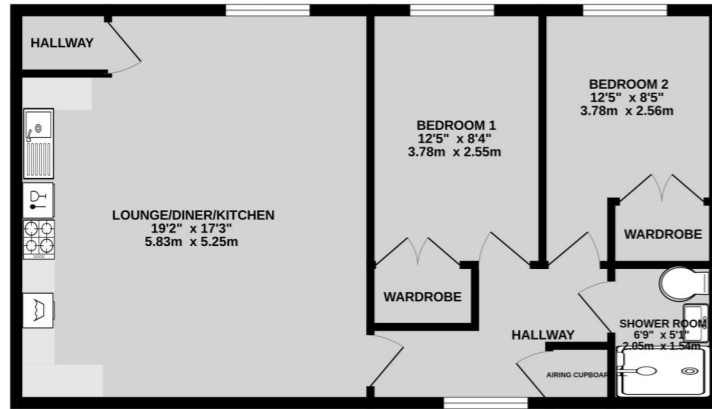


GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, elevations and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Bluebeam®

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: **EPC—TBC**

Changes their mind

Fails the 'right to rent' checks

Has provided false or misleading information

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance **£1100**

Deposit **£1200**

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: **C** 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



Flat 5
Beechfield House
West Bar Street
Oxon
OX16 9RR

£1100 pcm - Available Mid August



Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Double front main door, leading to;

A beautiful large communal entrance with ornate staircase, leading to;

Front door number 5

Hallway

Open plan Lounge/Diner/Kitchen

Kitchen with oak effect wooden laminate floor; modern wall and base units with integrated dishwasher; washing machine; fridge/freezer

Bedroom One with built-in wardrobe

Bedroom Two with built-in wardrobe

Shower Room with large shower cubicle; WC; wash hand basin with cupboard under; large wall cabinet

Outside:

Double glazing

Electric heating

Allocated parking for one vehicle



A deceptively spacious two bedroom apartment.

Large communal entrance | Hallway | Open plan Lounge/Diner/Kitchen | Two double bedrooms | Shower room | Double glazing | Electric heating | Allocated parking for one vehicle

Set within Beechfield House, built in 1830's a stunning two bedroom apartment with allocated parking. The property benefits from a modern kitchen with integrated appliances, double glazing and high levels of insulation throughout. Ideally suited for a professional single/couple. Not suitable for pets or children.