

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—Pending

- 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	£875.00
Dilapidation deposit	£975.00

**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.**

**DIRECTIONS: From Banbury Cross proceed south for a short distance along the Oxford Road. Take the first right turn into Crouch Street and continue to the T-junction. Upton Court can be found on the right hand corner of Crouch Street and Beargarden Road.**

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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7 Upton Court  
Banbury  
Oxon  
OX16 9PP

**£875 pcm - Available 14th July**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



## *A well presented one bedroom ground floor apartment*

**Entrance Hall | Kitchen | Living Area | Bedroom | En-suite | Parking**

Located within a five minute walk of Banbury town centre. A well presented ground floor one bedroom apartment, with the benefit of gas radiator heating, double glazed windows and doors. Parking space for one vehicle.

### DESCRIPTION:

Wooden front door leading to:  
Entrance hall. Light fitting to ceiling.

Wooden door leading to W.C:  
Wash hand basin, W.C. Extractor fan to wall.  
Light fitting to ceiling. Radiator to wall. Good sized storage cupboard.

Wooden door leading to Main Hallway:  
Radiator to wall. Light fitting to ceiling.

Wooden door leading to large pantry:  
Housing fridge freezer (The landlord would not accept any responsibility for these items if used by the tenant. If deemed repairable, they will not be replaced ).

Wooden door lead to bedroom:  
Good size double bedroom. Radiator to wall.  
Light fitting to ceiling double glazed windows to two aspects.

Wooden door to en-suite:  
Tiled floor to ceiling. Cupboard to wall. Wash hand basin, W.C, electric shower over bath.  
Double glazed window to side aspect. Light fitting to ceiling. Mirrored cabinet to wall.

Wooden door leading to kitchen area:  
Mable effect flooring. Range of white cupboards and drawers. Gas hob/cooker. Washing Machine (The landlord would not accept any responsibility for these items if used by the tenant. If deemed repairable, they will not be replaced). Stainless steel sink unit. Double glazed windows to corner aspect. Marble effect work top. Light fitting to ceiling.

Wooden door leading to:  
Open plan, good size living area. Carpeted throughout. Radiator to wall. Window to two

