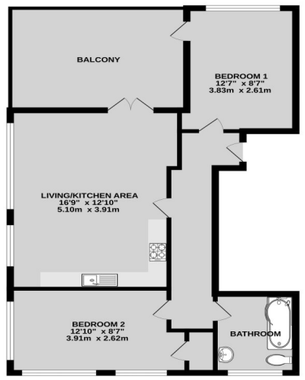
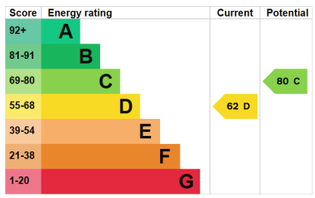
GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Holding Deposit— This will be restricted to £275. 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	£1380.00

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 on South Bar Road, continue straight over the traffic lights onto the Oxford Road. Take the first left onto Upper Windsor Street/A361, at the set of traffic lights, take the right onto Swan Close and take the next left onto Tramway Road where Canal Side House can be found situated on the right hand side.**

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

rightmove.co.uk The UK's number one property website
OnTheMarket.com
arla | propertymark PROTECTED
The Property Ombudsman SALES



Flat 3 Canal Side House

Banbury

Oxon

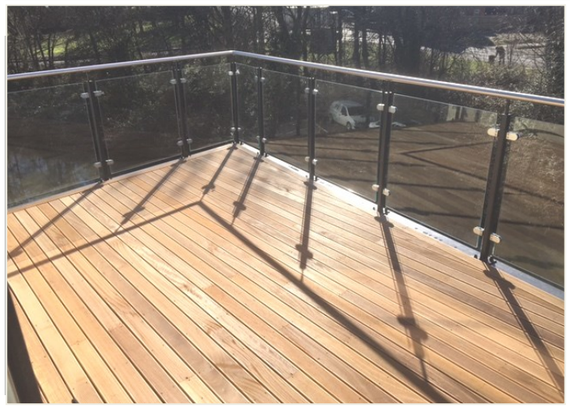
OX16 5BG

£1200 pcm - Available 18th November



Stanbra Powell | Estate Agents Valuers Property Lettings







A well presented two bedroom top floor apartment situated in an exclusive gated development

Entrance hall | Kitchen/Lounge | Two double bedrooms |Bathroom | Double glazing | Infrared heating | Secure gated parking for two vehicles

A two bedroom top floor apartment located in an exclusive gated development offering sought after Canal side views and a large terraced balcony. The development is also within walking distance of the Town Centre and Railway Station. This property has been converted to a high standard to suit a single or professional couple

DESCRIPTION:

Entrance door leading to;

Entrance Hall with infrared heating and intercom to wall

Door leading through to;

Kitchen/Lounge fitted with wooden laminate flooring throughout. The kitchen features a range of modern and stylish cupboards and drawers with electric hob and cooker. It also comprises of a fitted washer-dryer, fridge and freezer. Also with infrared heating, windows to South/West direction and doors leading to a spacious and secluded private balcony.

Door to;

Bedroom One which is a large and spacious double bedroom boasting waterfront views and door to balcony.

Bedroom Two offers a good size room with a cupboard housing water tank.

Bathroom which comprises of a kidney shaped bath with shower over; Basin, WC and heated towel rail.

Outside:

Private secure parking with electric gate and additional parking space with secure bollard.

No Pets







