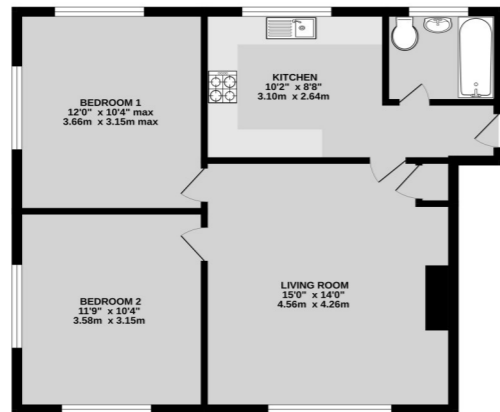


603 sq.ft. (56.0 sq.m.) approx.



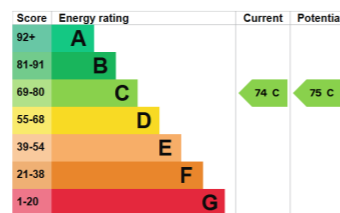
TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.

Holding Deposit— This will be restricted to £100. 00 per person (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.



UPON SIGNING THE LEASE

First months rent in advance £1075.00

Dilapidation deposit £1175.00

Important Notice - 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.

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A **LOCAL AUTHORITY:** Cherwell District Council

DIRECTIONS: From Banbury Cross proceed north to the traffic light at the T-junction and take the left turn into the Warwick Road. Continue along this road and take the second right turn into Neithrop Avenue and Neithrop Close is the second left turn.

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



8 Neithrop Close
Banbury
Oxon
OX16 2NU

£1075 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





DESCRIPTION:

Entrance Hall

Kitchen with a range of modern white wall and base units with monochrome tile splashback. Stainless steel sink unit and draining board. Quad light fitting to ceiling. Integrated electric hob, oven and grill. Dishwasher. Gas radiator to wall. Space for washing machine/tumble dryer. Wooden laminate flooring with neutral colouring throughout.

White bathroom suite comprising of WC; wash hand basin; bath with electric shower over. Tiled flooring. Half tiled to wall.

Lounge/dining room with neutral colouring throughout. Gas radiator to wall. Large window overlooking the front aspect.

Door leading to storage cupboard

Bedroom One. Large double bedroom with windows to two aspects allowing natural light to flood the room. Radiator to wall. Beige carpet and neutral colouring throughout. Beige shade with bulb fitted to ceiling.

Bedroom Two. Large double bedroom with windows to two aspects enabling natural light in. radiator to wall. beige carpet and neutral colouring throughout. Beige shade with bulb fitted to ceiling.

Gas radiator heating

Outside:

Enclosed rear garden mainly laid to lawn

Garden shed

Off road parking for one



Deceptively spacious two bedroom maisonette

Entrance | Kitchen | Bathroom | Two double bedrooms | Gas radiator heating | Enclosed rear garden | off road parking

Providing good sized accommodation throughout, is this newly decorated two bedroom first floor Maisonette occupying this quiet cul-de-sac position with the benefit of double glazing and gas radiator heating.

