

**KITCHEN/LIVING ROOM**  
16'5" x 11'0"  
5.00m x 3.36m

**BEDROOM 2**  
9'3" x 7'0"  
2.82m x 2.13m

**BEDROOM 1**  
9'9" x 7'4"  
2.97m x 2.24m

**HALLWAY**

**SHOWER ROOM**  
5'6" x 5'1"  
1.73m x 1.55m

WARDROBE

WARDROBE

WARDROBE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

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**Flat 3**  
**41 Middleton Road**  
**Banbury**  
**Oxon, OX16 3QR**  
**£900 pcm - Available Immediately**



# Stanbra Powell

Estate Agents  
Valuers  
Property Lettings





### DESCRIPTION:

Wooden front door leading to:

**Entrance Hall:** Wooden laminate flooring throughout. Smoke alarm to ceiling. Wooden door leading to:

**Bedroom One:** Wooden laminate flooring throughout. Double glazed window to side aspect. Fitted wardrobe. Wooden door leading to:

**Shower Room:** Tiled flooring. Wash hand basin. Low level W.C. Shower cubicle. Electric shower to wall. Extractor fan to wall. Wooden door leading to:

**Bedroom Two:** Double glazed window to side aspect. Fitted wardrobe. Wooden door leading to:

**Open Plan Lounge/Kitchen Area:** Double glazed windows to two aspects. Wooden laminate flooring throughout. Kitchen Area - A range of white high gloss wall and base units. Electric hob and cooker. Freestanding fridge, washing machine and new tumble dryer. Marble effect worktop. Tile work surround.



## *A very well presented two bedroom first floor apartment*

**Entrance Hall | Open Plan Lounge/Kitchen Area | Two Bedrooms | Shower Room | Private allocated parking for one vehicle**

Located within a 5 minute walk of Banbury Town Centre and the Train Station, a very well presented two bedroom first floor apartment with the benefit of off-road parking and electric panel heating throughout.

