



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:

- 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	£1250.00
Dilapidation deposit	£1350.00

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING: B LOCAL AUTHORITY: South Northants 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 along the Oxford Road, continue on this road leaving Banbury and after approximately two miles take the left turn signposted Kings Sutton. Upon entering the village take the first left turn into Sandringham Road, this road leads into Balmoral Way turn left into Blenheim Rise and the second right into Kensington Close.

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

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7 Kensington Close

Kings Sutton

Oxon

OX17 3XB

**£1250 pcm - Available Immediately**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



**DESCRIPTION:**

UPVC double glazed front door leading to:-

**Entrance Porch:** Coconut matting. Shelving inside. Light to entrance. Wooden front door leading to:-

**Entrance Hall:** Parquet flooring. Radiator to wall. RCD unit to wall. Full length curtains. Smoke alarm to ceiling. Light fitting. White painted wooden door leading to:-

**Living Room:** Radiator to wall. Double glazed windows to front aspect. Electric fireplace with marble hearth and surround. Wooden door leading to:-

**Cupboard under stairs:** Storage. Light fitting to ceiling. Wooden door leading to:-

**Kitchen/Dining Area:** Radiator to wall. Wooden vinyl flooring throughout. Modern range of cupboard and drawers. Marble effect worktop. Stainless steel sink unit. Tile work surround Gas hob. Electric cooker and grill. Space for washing machine and fridge freezer. Quad light fitting to ceiling. Double glazed windows to rear aspect. Newly fitted blinds. UPVC double glazed rear door leading to:-

**Garden:** Fully enclosed rear garden. Area laid to lawn. Area of shingle. Good sized shed with power. Area for tumble dryer.

**Stairs to First Floor**

**First Floor Landing:** Shelving to corner of room. Double glazed windows. Blind to window. Loft access to ceiling. Wooden door leading to:-

**Bedroom Two:** Double glazed windows to rear aspect. Radiator to wall. Wooden door leading to:-

**Master Bedroom:** Larger than average double room. Radiator to wall. Double glazed windows to front aspect. Fitted wardrobes and cupboard housing boiler. Wooden door leading to:-

**Bathroom:** Wooden vinyl flooring throughout. Radiator to wall. Towel rails to wall. W.C. Wash hand basin with cupboard beneath. Bath. Shower attachment. Bi-folding doors. Tile work surround. Double glazed windows to rear aspect. One blind. LED lights. Extractor fan.



*A neatly presented two bedroom end of terrace property located in this sought after village of Kings Sutton with the benefit of gas radiator heating and double glazing*

**Entrance Porch and Hall | Living Room | Kitchen/Dining Area | Two Bedrooms | Bathroom | Garden**

Located in the popular village of Kings Sutton which provides many amenities such as local shops, primary school, public houses, church and railway station with regular trains to Birmingham, Oxford and London