

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.

EPC—C

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£995
Deposit	£1095

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.

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Flat 2, Hanwell Mews

Rotary Way

Banbury

OX16 1AP

£995 pcm - Available Beginning June



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden door leading to:

Entrance Hall: Wood effect laminate flooring throughout. Neutrally decorated. Electric heater to wall. Intercom telephone system. wooden door leading to cupboard housing hot water tank. Good storage. Wooden door leading:

Master Bedroom: Neutrally decorated. Electric heater to wall. Double glazed windows. Light fittings to ceiling. Wooden door leading into:

En-Suite: Shower cubicle. Wash hand basin. Low level W.C. tiled floor. Enclosed light fitting to ceiling and extractor fan. Wooden door leading into:

Bedroom Two: Neutrally decorated. Double glazed windows. Heater to wall. Light fitting to ceiling. Wooden door leading to:

Bathroom: Tiled flooring. Wash hand basin. Low level W.C. Bath with mixer tap over shower. Shower screen. Enclosed light fitting to ceiling. Heated towel rail. Extractor fan to ceiling. Wooden door leading through to:

Kitchen/Living Area: A range of light wood wall and base units. Electric hob and oven. Inset stainless steel sink unit. Tile work surround. Double glazed window to side aspect. Spot light fittings to ceiling. Extractor fan over hob. Living area laid to carpet. Living area with windows to side and front aspect. Spotlight fittings throughout.



A neatly presented two bedroom apartment

Communal entrance | Two double bedrooms | Ensuite and main bathroom | Large open plan kitchen and living space

Providing good sized accommodation throughout, located on the popular Hanwell Fields Estate, a modern apartment with the benefit of two double bedrooms, a spacious open plan living area, parking and nearby amenities.