



TOTAL FLOOR AREA: 1026 sq.ft. (95.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements and areas are approximate and should not be relied upon as an accurate representation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and is not intended to be used as a guarantee as to the layout of the property. The floorplan is not to be reproduced without the written permission of the vendor.

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	£1400.00
Deposit	£1500.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **LOCAL AUTHORITY:** South Northamptonshire 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.



1 Astrop Gardens

Kings Sutton

Oxon

OX17 3PR

£1400 pcm - Available end January



**Stanbra
Powell**

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A very well presented two bedroom semi-detached property

Entrance Porch | Living Area | Kitchen | Dining Area | Conservatory | Utility Room | Shower Room | Two Bedrooms | Bathroom | En-Suite | Gardens

A beautifully presented home set within a highly sought-after village, enjoying delightful park views, excellent transport links, and convenient access to local amenities. The property benefits from private front and rear gardens, along with off-road parking for two vehicles.

Fully enclosed front garden

Wooden single glazed front door leading to:

Entrance Porch: Wooden flooring throughout. Neutrally decorated. Double glazed window to front aspect. Archway leading through to:

Secondary Hallway: Wooden flooring throughout.

Living Area: Neutrally decorated. Wooden flooring throughout. Double glazed windows to front and rear aspects. Open fireplace with tiled hearth and surround.

Kitchen: Wooden flooring throughout. A range of modern light wooden wall and base units. Wooden effect worktop. Stainless steel gas hob and cooker. Sink unit. Double glazed window to side aspect. Extractor fan. Tile work surround. Slimline integrated dishwasher. Freestanding fridge freezer. Understairs cupboard.

Dining Area: Wooden flooring throughout. Double glazed windows to two aspects.

Conservatory: Wooden framed with single glazed windows. Bifoldng sliding door leading to:

Utility Room: Housing washing machine and tumble dryer. Double glazed window to side aspect.

Shower Room: Tile effect vinyl flooring. Wash hand basin. Low level W.C. Bidet. Double glazed window to rear aspect.

Stairs to first floor: Carpet to flooring.

First floor landing: Access to loft space. Double glazed window to rear aspect.

Bathroom: Tiled flooring. Wash hand basin. Low level W.C. Bidet. Walk-In Shower. Double glazed window to rear aspect. Airing cupboard.

Bedroom Two: Fitted wardrobes. Double glazed window to front aspect.

Master Bedroom: Double glazed window to front and rear aspects. Fitted wardrobes. Chest of drawers.

Rear Garden: Area laid to lawn. Small patio area. Storage to side.

