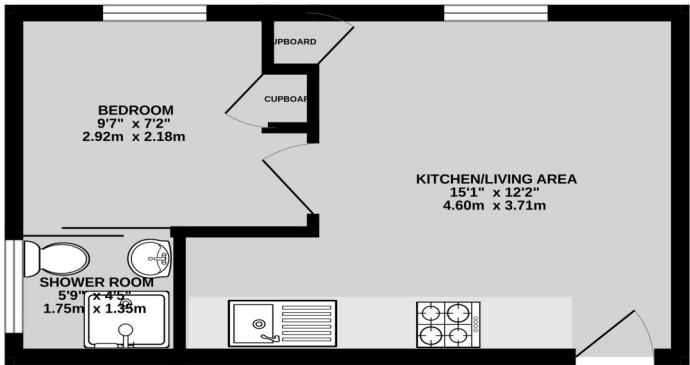


GROUND FLOOR  
258 sq.ft. (24.0 sq.m.) approx.



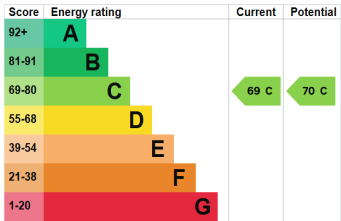
TOTAL FLOOR AREA: 258 sq.ft. (24.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Lettingmap 5/2023

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 | £870.00 |
| Deposit                      | £970.00 |

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A 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.

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

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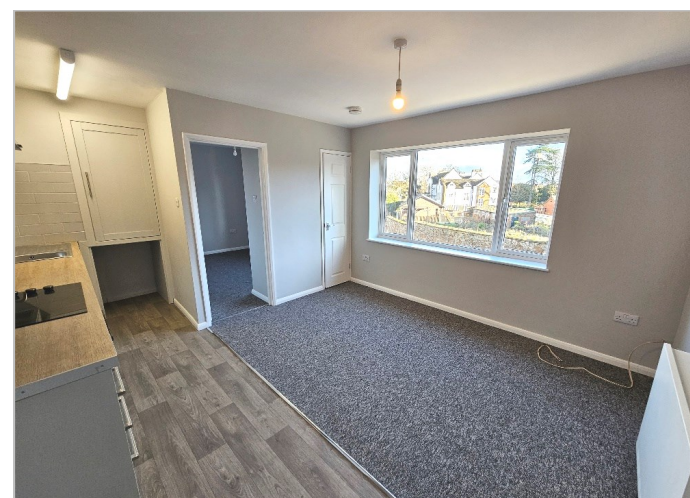
## DESCRIPTION:

Wooden front door leading to:

**Open Plan Lounge/Kitchen/Living Area:** Double glazed windows overlooking Peoples Park. Wooden laminate flooring to kitchen area. A range of light grey wooden wall and base units. Extractor fan. Electric cooker and hob. Wooden effect worktop. Storage cupboard to corner of room. Doorway leading through to:

**Bedroom:** Double glazed windows. Electric panel heater to wall. Door leading to:

**Shower Room:** Wash hand basin. Low level W.C. Shower with glass shower screen. Tile effect wall panels floor to ceiling. Vinyl effect tiled flooring.



*A neatly presented, recently refurbished one bedroom first floor apartment*

**Open Plan Lounge/Kitchen/Living Area | Bedroom | Shower Room**

Located within a five minute walk of Banbury Town Centre, a neatly presented, recently refurbished one bedroom, first floor apartment with the benefit of electric panel heating and double glazing throughout.