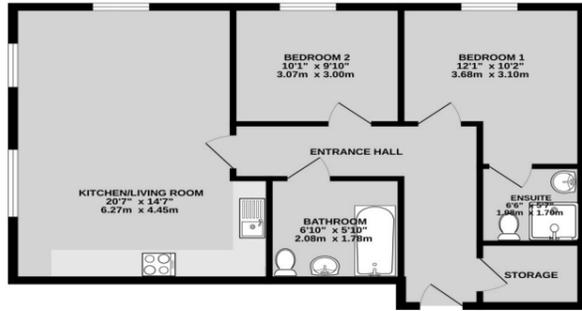


GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 720 sq.ft. (66.6 sq.m.) approx.
These energy ratings have been made in order to assist the potential consumer to make an informed decision. The energy ratings are based on the information provided in the particulars and are not a guarantee of the energy performance of the property. The energy ratings are based on the information provided in the particulars and are not a guarantee of the energy performance of the property.

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	£995.00
Deposit	£1095.00

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 6 Hanwell Mews

Rotary Way

Banbury

Oxon, OX16 1AP

£995 - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden door leading to:

Entrance Hall: Neutrally decorated throughout. Wood effect vinyl flooring. Electric radiator to wall. Intercom telephone system. Wooden door leading to cupboard for storage. Wooden door leading to:

Master Bedroom: Beige carpet. Neutrally decorated. Electric heater to wall. Double glazed windows. Wooden door leading into:

En-Suite: Neutral tiling to flooring. Enclosed shower cubicle. Low level W.C. Wash hand basin. Heated towel radiator to wall. Wooden door leading to:

Bedroom Two: Beige carpet. Neutrally decorated. Electric radiator to wall. Double glazed windows. Wooden door leading to:

Main Bathroom: Neutral tiling to flooring. Panelled bath with mixer tap shower over. Heated towel rail to wall. Low level W.C. Wash hand basin. Tile work surround. Wooden door leading to:

Kitchen/Living Area: Storage heater to wall. Three double glazed windows to two aspects. A range of light wood wall and base units. Wood effect worktop. Electric oven and hob with stainless steel extractor fan over. Inset stainless steel sink unit. Washer/dryer. Under-counter fridge.

Parking



A well presented second floor, two bedroom apartment

Entrance Hall | Kitchen/Living Area | Two Bedrooms | Bathroom | En-Suite | Parking

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