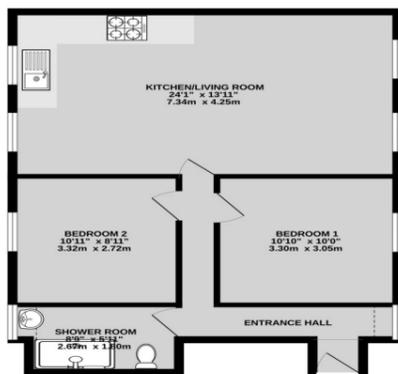


GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



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

TOTAL FLOOR AREA: 667 sq ft (62.0 sq.m.) approx.

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	£1095.00
Deposit	£1195.00

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 plants 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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



Flat 8 Cricketers Field

41 Middleton Road

Banbury

Oxon, OX16 3QR

£1095 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden front door leading to:

Entrance Hall: Intercom telephone system to wall. RCD unit to wall. Smoke alarms to ceiling. Wooden door leading to:

Bathroom: Tiled flooring. Tiled floor to ceiling. Heated towel rail to wall. Wash hand basin. Low level W.C. Shower cubicle with electric Bristan shower. Extractor fan to wall. Double glazed window to rear aspect. Wooden door leading to:

Bedroom One: Double bedroom. Wooden flooring throughout. Double glazed windows to rear aspect. Wooden door leading to:

Bedroom Two: Double bedroom. Wooden flooring throughout. Double glazed window to front aspect. Wooden door leading to:

Open Plan Lounge/Kitchen Area: Lounge area - wooden flooring throughout. Double glazed windows to front aspect. Kitchen area - wooden flooring. A range of cream wall and base units. Double glazed windows to rear aspect. Wooden worktop. Stainless steel sink unit. Extractor fan. Electric cooker and hob. Tile work surround. Fridge supplied. Washing machine can be supplied if required.

Parking for one vehicle



An immaculately presented two bedroom ground floor apartment

Entrance Hall | Bathroom | Two Bedrooms | Open Plan Lounge/Kitchen Area

Located within a five minute walk of Banbury Town Centre, an immaculately presented two bedroom ground floor apartment with the benefit of double glazing, electric heating and parking for one vehicle