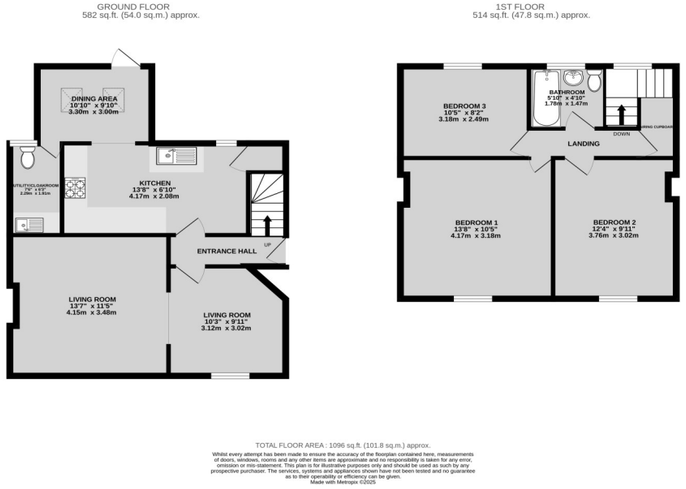
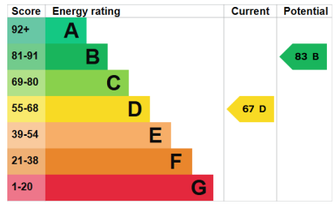


Holding Deposit— This will be restricted to £330. 00 (This will be part of the balance due when the lease is signed)

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:

UPON SIGNING THE LEASE

First months rent in advance	£1450.00
Dilapidation deposit	£1670.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B LOCAL AUTHORITY: Cherwell District Council

Important Notice - 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.

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road and upon reaching the Horton General Hospital at the traffic lights, turn right into Horton View. Continue to the end of Horton View and at the crossroads turn left into Springfield Avenue and immediately right into Ruskin Road.

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

rightmove.co.uk The UK's number one property website
OnTheMarket.com
arla | propertymark PROTECTED
The Property Ombudsman SALES



1 Ruskin Road
Banbury
Oxon
OX16 9HU

£1450 pcm - Available Mid January

Stanbra Powell
Estate Agents
Valuers
Property Lettings







A very well presented three bedroom property

Entrance Hall | Living room | Kitchen | Utility/Cloakroom | Reception room | Three bedrooms | Bathroom | Large garden | Off road parking | Double glazing | Gas radiator heating

Located on the South side of Banbury within easy walking distance of the town centre and having an abundance of amenities nearby, a very well presented three bedroom semi-detached house complemented by a large rear garden.

UPVC double glazed front door leading to:

Entrance Hall: Wooden laminate flooring. Radiator to wall. Smoke alarm to ceiling. Light fitting.

Spacious **living room:** Fitted carpet and neutral decoration throughout. Double glazed windows.

Kitchen: Wooden laminate flooring throughout. A range of off white wall and base units. Marble effect work surface. Tiling to splashback. Stainless steel oven and four ring gas hob. Stainless steel extractor fan. Inset stainless steel sink unit. Integrated dishwasher. Double glazed windows to rear aspect. Wooden door leading to: Cupboard understairs

Reception room: Wooden laminate flooring throughout. Radiator to wall. Double glazed windows to two aspects. Velux window to ceiling. Double glazed rear door to rear garden.

Utility room: Wooden laminate flooring throughout. Radiator to wall. Low level WC. Marble effect work top. Stainless steel sink unit. Plumbing for washing machine and fridge. Fitted cupboards. Double glazed window to rear aspect. Extractor fan.

Landing: Beige colour carpet. Decoration in magnolia. Double glazed window with wood venetian blind.

Cupboard housing boiler.

Bathroom suite comprising of low level WC, Wash hand basin and bath with electric shower over.

Bedroom Two: Radiator to wall. Double glazed window to front aspect.

Bedroom One: Radiator to wall. Double glazed window to front aspect.

Bedroom Three: Radiator to wall. Double glazed window to rear aspect.

Garden: Large area laid to lawn. Area of patio.







