

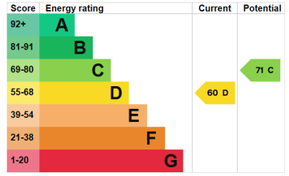



Holding Deposit— This will be restricted to £200. 00 (This will be part of the balance due when the lease is signed)

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** | £875.00 |
| **Dilapidation deposit** | £1000.00 |

**This property is let and managed by Stanbra Powell**

**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.**

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# 6a, The Garden Flat
# Upper Astrop Road
# Kings Sutton
# OX17 3QL
# £875 pcm - Available Immediately



Stanbra Powell
Estate Agents
Valuers
Property Lettings







*A neatly presented one bedroom annexe*

**Entrance Porch | Kitchen | Living Area | Bedroom | Shower Room | Parking for one Vehicle | Garden**

A well presented one bedroom annexe in the sought after village of Kings Sutton. The property benefits from double glazing, gas heating and private driveway parking with a small patio to the rear.

**DESCRIPTION:**

Wooden front door leading to:-

**Entrance Porch:** Coconut matting to floor.

**Entrance Hall:** Gas combination to wall. RCD unit to wall

**Archway leading through to:-**

**Kitchen:** Range of modern light wood base and wall units Marble effect work top. Stainless steel sink unit. Double glazed windows to side aspect. Tile work surround. Freestanding gas cooker, hob and grill. Extractor hood. Freestanding fridge freezer. Freestanding washing machine. (The Landlord will not accept any responsibility for repairs should white goods be used by the tenant and if deemed irreparable they will not be replaced).

**Living Area:** Electric fireplace to wall. TV to wall (The Landlord will not accept any responsibility for repairs should this be used by the tenant and if deemed irreparable it will not be replaced). Double glazed sliding doors to side aspect.

**Bedroom:** Double glazed windows to side aspect. Mirror to wall.

**Shower Room:** Shower cubicle. Wash basin. Low level W.C. Double glazed window to rear aspect. Mirror to wall.

Parking for one vehicle

**Garden to rear:** Laid to patio and shingle







