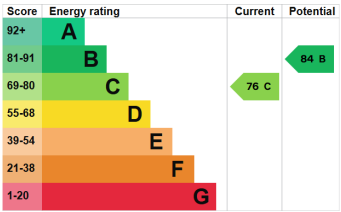


Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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	£1000
Deposit	£1100

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.



Flat 8 Hanwell Mews

Rotary Way

Banbury

OX16 1AP

£1000 pcm - Available Immediately



Stanbra
Powell

Estate Agents
Valuers
Property Lettings

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





A well presented two bedroom apartment

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

A good sized accommodation throughout, located on the popular Hanwell Fields Estate, with the benefit of two double bedrooms and a spacious open plan living area.

DESCRIPTION:

Wooden front door leading to:

Entrance Hall

Wooden laminate flooring throughout, neutrally decorated. Heater to wall. Wooden door leading to cupboard housing hot water tank. Further wooden door leading to:

Main Bathroom

Heated towel rail, W.C. Wash hand basin, bath with shower over. Wooden door leading to:

Bedroom Two

Double room, heater to wall. Double glazed windows to rear aspect. Wooden door leading to:

Master Bedroom

Double bedroom, double glazed windows to front aspect. Heater to wall.

En-suite shower room

Wash hand basin. W.C. Shower cubicle. Wooden door leading to:

Open plan Kitchen/Living area

Range of light wooden units, stainless steel hob and oven. Freestanding Indesit washing machine and fridge. Stainless steel sink unit tile work surround. Extractor over hob. Spotlight fittings to ceiling.

Living area

Electric heater to wall, double glazed windows to rear aspect. Spotlight fittings to ceiling.

