

Holding Deposit— This will be restricted to £280. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£1200
Deposit	£1300

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.



8 Marlborough Place

Banbury

OXON

OX16 5DA

£1200 pcm - Available Immediately



**Stanbra
Powell**

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Valuers
Property Lettings

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A newly decorated two bedroom mid-terrace property

Entrance Hall | Kitchen | Reception Room | Dining Room | Two Bedrooms | Garden |

Located within a short distance of Banbury Town Centre and Railway Station, is this newly presented two bedroom mid-terrace property with the benefit of gas radiator heating and newly fitted double glazed windows throughout.

DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall

Wooden laminate flooring. Radiator to wall.

Reception Room

Radiator to wall. Double glazed windows to front aspect. Cupboard for storage.

Dining Room

Grey wooden effect flooring throughout. Newly decorated. Double glazed windows to rear aspect. Radiator to wall. Cupboard to corner. Cupboard under stairs.

Kitchen

Grey wooden effect flooring. Range of light wooden kitchen units. Marble effect worktop. Stainless steel gas hob and oven. Freestanding Swan fridge-freezer (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). Stainless steel sink unit. Double glazed windows to side aspect. Radiator to wall.

Downstairs W.C

Grey wooden effect flooring. Low level W.C. Radiator to wall. Double glazed window to rear.

Main Bathroom

Wooden effect vinyl flooring. Radiator to wall. Low level W.C. Wash hand basin. Mirrored cabinet to wall. Double glazed windows to rear aspect. Cupboard to corner housing combination boiler. Bath with mixer tap connection and shower Screen.

Bedroom Two

Radiator to wall. Double glazed windows to rear aspect. Original fireplace (decorative purpose only, non functional).

Cupboard to Landing for storage

Master Bedroom

Original Fireplace (decorative purpose only, non functional) Double glazed windows to front aspect . Radiator to wall.

Rear Garden

On road parking—permit required

