



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	£925.00
Dilapidation deposit	£1025.00

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 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.

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road and at the Catholic Church turn left into St John's Road. Continue into Prospect Road and at the end of this road turn left into Britannia Road and Britannia Heights will be found on the left hand side.

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 25 Britannia Heights
 Britannia Road
 Banbury
 OX16 5DD

£925 pcm - Available 12th June



Stanbra
 Powell

Estate Agents
 Valuers
 Property Lettings



DESCRIPTION:

Entrance Door leading to:-

Hallway

Bathroom: Vinyl flooring. Wash hand basin. W.C. Bath with electric shower over. Shower Screen. Frosted double glazed window.

Bedroom: Double bedroom with fitted wardrobes. Double glazed windows to rear aspect.

Living Room: Double glazed bay window to front aspect.

Kitchen: Tile effect vinyl flooring. A range of light wood wall and base units. Freestanding electric cooker. Washing machine and fridge freezer supplied. Double glazed windows to front aspect. Marble effect worktop. Light fitting to ceiling.

Outside: Off road parking to the rear of the property



A well presented one bedroom apartment

Hallway | Bathroom | Bedroom | Living Room | Kitchen | Off Road Parking

Located within walking distance of the Town Centre and to the Railway Station, a neatly presented, first floor one bedroom apartment. The property has the benefit of double glazing, modern electric radiator heating and off road parking to rear.