

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 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	£850.00
Dilapidation deposit	£950.00

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 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: By foot - Proceed along horse fair, continuing into The high Street. Church lane can 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 1
15a Church Lane
Banbury
Oxon
OX16 5LS

£850 pcm - Available 31st March



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

White painted wooden front door leading to:-

Entrance Hall:

Wooden laminate flooring throughout. Electric radiator to wall. Intercom telephone. Smoke alarm to ceiling. White painted wooden door leading to:-

Open Plan Kitchen/Living Area:

Wooden laminate flooring throughout. Neutrally decorated. Double glazed windows to front aspect. Two electric radiators to wall. A range of white wall and base units. Electric hob and cooker. Space for washing machine. Integrated fridge freezer. Tile work surround. Spot light fittings to ceiling. Wooden door leading through to:-

Bathroom:

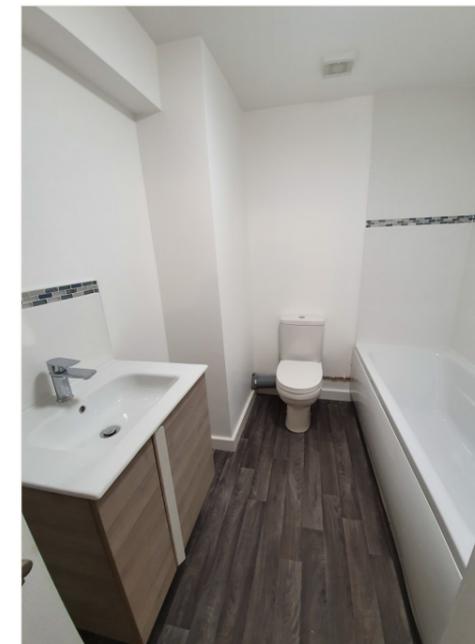
Wooden effect vinyl flooring. Heated towel rail to wall. Wash hand basin with tile work surround. Cupboard beneath. W.C. Bath. Mixer tap and shower connection. Tile work surround. Extractor fan to ceiling. Enclosed light fitting. Wooden door leading to:-

Cupboard:

Housing hot water tank. Wooden door leading to:-

Double Bedroom:

Wooden laminate flooring throughout. Electric radiator to wall. Double glazed windows to side aspect.



A well presented first floor one bedroom flat

Entrance Hall | Open Plan Kitchen/Living Room | Bathroom | Double Bedroom

Located in the heart of Banbury Town Centre, a very well presented apartment within a 30 second work of the town centre