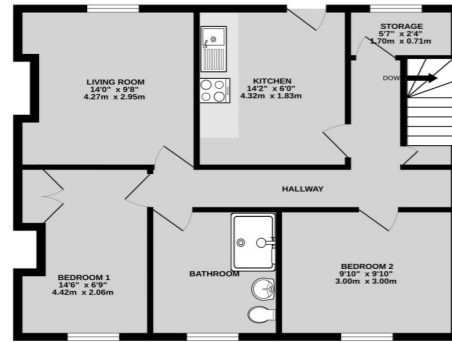


GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 sq.m.) approx.
MEASUREMENTS ARE 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.

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.

EPC—C

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

First months rent in advance	£920.00
Dilapidation deposit	£1020.00

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 along the High Street into George Street, take the left and continue up Broad Street following onto Newland Road. Take the first right onto Dashwood Road and the property can be found approximately half way along 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



10d Dashwood Road

Banbury

Oxon

OX16 5HD

£920 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Entrance Door leading to:

Entrance Hall with stairs up to:

First Floor

Door leading into storage.

Double glazed windows to rear aspect. Door leading through to:

Kitchen

A range of modern grey wall and base units with wood effect worktop. Inset stainless steel sink unit. Electric oven and four ring gas Lamona hob with stainless steel extractor fan over. Tiling to splash back. Grey wood effect vinyl flooring.

Living room

Grey colour carpet. Newly decorated in grey emulsion. Double glazed windows to rear aspect.

Bedroom One

Newly decorated throughout. Double glazed windows to front aspect. Double doors leading into:

Integrated wardrobe with hanging space inside

Shower sweet comprising of enclosed shower cubicle with aqua board surround. Low level W.C. and wash basin. Frosted double glazed windows to front aspect. Mosaic effect vinyl flooring.

Bedroom Two

Grey colour carpet. Newly decorated in grey emulsion. Double glazed windows to front aspect.



A newly decorated two bedroom apartment benefitting from double glazing, gas radiator heating and parking for one vehicle

Entrance Hall | Shower Room | Spacious Living Room | Kitchen | Two Bedrooms

Providing good sized accommodation throughout, a neatly presented two bedroom top floor apartment. Located within walking distance of the Town Centre and Railway station, the property is ideally suited for a single/professional couple.