



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	65 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	£995.00
Dilapidation deposit	£1095.00

**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.**

**DIRECTIONS:** From Banbury Cross proceed east through the High Street and into George Street; continue over the traffic lights to the next set of traffic lights and turn left into Lower Cherwell Street. At the next set of traffic lights turn right over the railway bridge and into the Middleton Road. Continue along this road and upon passing the second mini-roundabout, take the right turn into the Priory Vale Road and Princethorpe Drive is the second turning on the left hand side.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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50 Princethorpe Drive

Banbury

Oxon

OX16 4FS

£995pcm - Available mid April



Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings



**DESCRIPTION:**

Entrance Hall with electric heater to wall; cupboard storage

Living Room with window to two aspects; electric fireplace

Kitchen with white high gloss cupboards and drawers; electric hob; electric cooker; extractor fan; stainless steel sink unit; space for a washing machine and new fridge/freezer; small cupboard under stairs for storage

Stairs to First Floor

Landing with cupboard housing water tank

Bedroom with window to two aspects; cupboard over stairs; electric heater

Bathroom with wooden laminate flooring; WC; wash hand basin; bath with electric shower over; electric heater

**Outside:**

Garden to front laid to lawn

Decking area

Off Road Parking for 2 vehicles



***A well presented one bedroom semi-detached property***

**Entrance hall | Living room | kitchen | Bedroom | Bathroom | Electric heating | Off road parking for 2 vehicles |**

A well presented one bedroom property located on the eastern side of town. Within easy access of the M40 motorway and walking distance to the railway and the town centre.