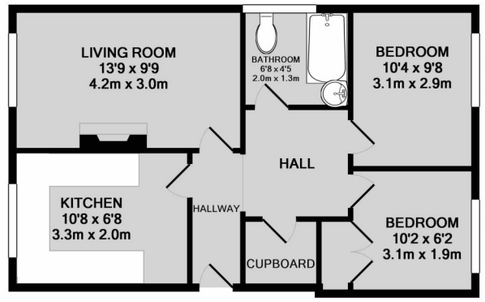


TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 SQ.M.)

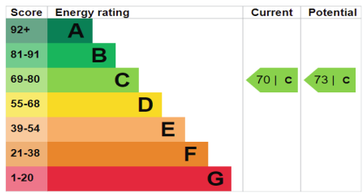
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

Holding Deposit— This will be restricted to £250. 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	£1100.00
Dilapidation deposit	£1265.00

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: From Banbury Cross proceed south along the Oxford Road to St Johns Church on the left hand side. Turn left into St Johns Road and continue to the T Junction. Turn left and then immediately right into Prospect Road and continue to the end. Hollies Court is on the left hand side at the top of the hill.

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

rightmove.co.uk The UK's number one property website
OnTheMarket.com
arla | propertymark PROTECTED
The Property Ombudsman SALES



1 Hollies Court

Banbury

Oxon

OX16 5DR

£1100 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings







A neatly presented two bedroom ground floor apartment

Entrance Hall | Storage Cupboard | Kitchen | Airing cupboard housing water tank | Living room | Two bedrooms | Bathroom | Off road parking | Garage | Gas radiator heating

Located within a ten minute walk of the Town Centre, a neatly presented two bedroom ground floor apartment with the benefit of, off road parking, garage and gas radiator heating.

DESCRIPTION:

UPVC double glazed front door, **leading to:**

Entrance Hall: Neutral decoration throughout. Smoke alarm to ceiling. Light fitting.

Storage cupboard

Kitchen: Wood effect vinyl floor. Comprehensive range of modern cream, high gloss wall cupboards and base units. Breakfast bar with two high chairs. Tile work surround. Marble effect work surface with cream tile work surround. Inset stainless steel sink unit. Beko Electric cooker and hob. Extractor fan. Double glazed windows to front aspect. Blinds. Gas combi-boiler. Space for washing machine.

Airing cupboard housing hot water tank

Living room: Neutral decoration. Electric fireplace. Windows to front aspect.

Bedroom One: Fitted wardrobes. Radiator to wall. Double glazed windows to rear aspect.

Bedroom Two: Fitted wardrobes. Electric heater to wall. Double glazed windows to rear aspect.

White Bathroom suite: Comprising of low level WC, Bath with shower over and wash hand basin. Shavers socket. Double glazed window. Spotlight fitting. Heated towel rail. Extractor fan. Tile work surround. Wooden effect vinyl flooring.





