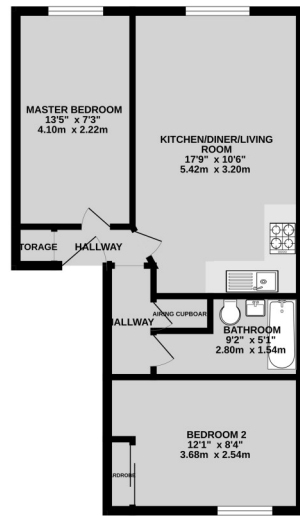




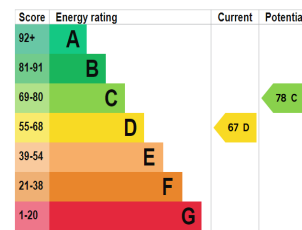
TOTAL FLOOR AREA: 187 sq. ft. (17.3 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, internal and external dimensions and other information are approximate and should not be relied upon for any purpose other than for general guidance only. The floorplan is for illustrative purposes only and should not be used as a basis for any other purpose. The property is shown as a guide only and is not intended to represent any specific property. Measurements are given to the nearest foot and inch.

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 £895.00

Deposit £995.00

This property is let and managed by Stanbra Powell

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 on the Oxford Road to St Johns Church, turn left into St Johns Road and second right into Calthorpe Road

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 4
 17 Calthorpe Road
 Banbury
 OX16 5HS

£895 pcm - Available Mid September



Stanbra
 Powell

Estate Agents
 Valuers
 Property Lettings



A neutrally decorated top floor two bedroom apartment located in an elegant Grade II Listed Building

Communal Entrance Lobby | Entrance Hallway | Lounge/Kitchen | Two Double Bedrooms | Bathroom

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.

DESCRIPTION:

This property has been neutrally decorated throughout

Communal entrance lobby: leading to all floors

Front door leading to:

Entrance Hallway: Smoke alarm to ceiling

Lounge/Kitchen: Decorated in magnolia throughout. Sash windows. Radiator to wall. A range of wall and base units with electric hob and cooker.

Two double bedrooms: Decorated neutrally throughout. Sash windows. Radiators to wall.

Bathroom: WC; wash hand basin; bath. Extractor fan to ceiling. Radiator to wall.

Outside:

Parking space to rear of the property

