

Holding Deposit— This will be restricted to £215. 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—E

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

First months rent in advance	£950.00
Dilapidation deposit	£1090.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B LOCAL AUTHORITY: Northamptonshire County Council

Important Notice - 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 along North Bar, continuing over the set of traffic lights onto the Southam Road. Upon reaching the roundabout, take the 3rd exit and proceed along the dual carriage way towards the M40 Junction. Take the 3rd exit continuing along the Middleton Road, upon approaching the roundabout, take the third exit A422 to Brackley. Proceed over the roundabout and at the Tesco Superstore roundabout take the left into Brackley High Street passing Mercedes on your right. At the roundabout, take the second exit onto Bridge Street where the property 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

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



5 Bridge Street
Brackley
Northants
NN13 7ER

£950 pcm - Available Beginning November



Stanbra Powell | Estate Agents Valuers Property Lettings



A charming one bedroom character cottage

Entrance door | Living room | Kitchen | Bathroom | Bedroom | Enclosed garden | Electric ceramic heating

Located in the sought after ancient market town of *Brackley* is this beautifully presented one bedroom character cottage offering an abundance of original features throughout. The town of Brackley offers easy access to the J15a, M1, and M40 J10 yet still enjoys all the charm and appeal of the nearby Cotswolds.

DESCRIPTION:

GROUND FLOOR:

Entrance door leading to;

Living room: Beige carpet. Double glazed window to front aspect. Brick fireplace (not to be used) beams to ceiling.

Kitchen: A range of modern cream wall and base units with chrome handles. Stainless steel extractor fan. Tiled splash back. Ceramic Belfast sink. Wooden effect worktop surface. Decorated neutrally throughout. Tiled to floor. Electric hob and cooker. Space for a washing machine. Door giving access to rear garden.

Bathroom: Bath with electric shower over, low level WC and wash hand basin; Tiled floor to ceiling,

FIRST FLOOR:

Bedroom: beige colour carpet fitted throughout. Neutrally decorated. Windows to front and rear aspect.

OUTSIDE:

Enclosed rear garden with shrubs and plants

Brackley:

Brackley is a town in south Northamptonshire, England. It is about 19 miles (31 km) from Oxford and 22 miles (35 km) from Northampton. Historically a market town based on the wool and lace trade, it was built on the intersecting trade routes between London, Birmingham and the English Midlands and between Cambridge and Oxford







