



GROUND FLOOR FLAT
TOTAL FLOOR AREA: 390 sq ft (36.3 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the particulars contained herein, measurements, descriptions or statements are not to be taken as a guarantee. They are for general guidance only and should not be relied upon for any particular purpose. The purchaser is advised to obtain their own professional advice and to verify the accuracy of the particulars given. Measurements are given to the nearest millimetre.

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:

UPON SIGNING THE LEASE

First months rent in advance £910.00

Dilapidation deposit £1010.00

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

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DIRECTIONS: From Banbury Cross proceed east along the High Street and continue into George Street. At the second set of traffic lights turn left into Lower Cherwell Street and second right crossing over the railway bridge into the Middleton Road. Continue along this road and take the third left into West Street and first right into South Street. The property can be found on the right hand side.

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

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Ground Floor Flat
20a South Street
Banbury
Oxon
OX16 3LB

£910 pcm - Available Beginning July



Stanbra Powell

Estate Agents
Valuers
Property Lettings



Entrance via a Communal front door and on to property front door. Hallway with carpeted understairs cupboard. Central Ceiling light with grey shade.

Inner Carpeted hallway with central light and grey shade leading to:-

Living Room: Grey carpet and decoration in light grey emulsion. Double glazed windows with Venetian blind to rear aspect overlooking rear garden. Central light fitting with grey shade. Gas radiator to wall. Outlet points.

White bathroom suite comprising of panelled bath with shower over. Shower screen, low level WC and washbasin. Tile work surround. Frosted double glazed window. Wood effect vinyl floor. Combination boiler for domestic hot water and central heating. Extractor fan. Gas radiator to wall.

Bedroom: Grey carpet and decoration in grey emulsion. Double glazed window to front aspect allowing plenty of natural sunlight. Venetian blind. Central light fitting with grey shade. Gas radiator to wall. Outlet points.

Kitchen: Grey wood effect vinyl flooring and decoration in grey emulsion. A range of modern light wood, wall and base units with marble effect work top. Electric oven with halogen hob. Inset stainless steel sink with drainer. Tile work surround. White washing/drying machine and refrigerator. Outlet points.

Cupboard understairs.

UVPC double glazed rear door leading from kitchen to private enclosed south facing garden with gate to private parking space. Large area laid to shingle. Paving and a range of small bushes and shrubs.



An neatly presented one bedroom apartment

Communal Entrance Hall | Kitchen | Living room | Bedroom | Bathroom | Gas radiator heating | Double glazing | Off road parking | Enclosed garden to rear

Conveniently located within walking distance of many amenities and close to the M40 Motorway Junction 11, a well proportioned, neutrally decorated ground floor one bedroom apartment. The property benefits from gas radiator heating, enclosed rear garden and off road parking.