



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.

EPC—C

First months rent in advance £850.00

Dilapidation deposit £950.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **LOCAL AUTHORITY:** Cherwell District 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.



**70 Spencer Court
Banbury**

Oxon

OX16 5EZ

£850 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

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





DESCRIPTION:

Entrance Hall accessed via wooden front door. Carpet to flooring.

Cupboard housing hot water tank

Shower room comprising wood effect vinyl floor; tiled walls. Wash basin with cupboard beneath, low level WC, enclosed shower cubicle with heated towel rail to wall

Bedroom: Integrated wardrobes. Double glazed windows to front aspect. Electric storage heaters to wall.

Living room/Dining area: Electric storage heater to wall.

Double glazed windows to front aspect.

Kitchen: Wood effect vinyl flooring. A range of white wall and base units. Marble effect work top. Electric oven and hob. Inset stainless steel sink unit. Tile work surround. Freestanding fridge/freezer. Extractor fan to wall. Double glazed windows to front aspect. Heater to wall.



Spencer Court

Located in the heart of the town centre, within minutes walk of the main shopping areas, and convenient for the train and bus stations. Residents aged 60 years and over.

Communal area and communal gardens

Communal parking

Spacious top floor one bedroom apartment.

Entrance hallway | Living/dining area | Kitchen | Bedroom |Bathroom | Communal parking | Electric heating | Close to town centre | Communal Lift

Located within easy walking distance of the town centre and many other amenities, is this third floor one bedroom retirement apartment. The property benefits from L-shaped living/dining room, double bedroom, kitchen and shower room.