

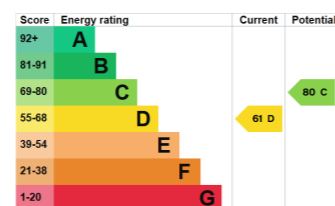
TOTAL FLOOR AREA: 500 sq. ft. (46.3 sq. m.)

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 £950
 Deposit £1050

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **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.



24 Victoria Place

Banbury

OXON

OX16 3NN

£950 pcm - Available Immediately

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

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Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Entrance via front door to entrance hallway.

Entrance hallway: Doors to all accommodation. Wall mounted metal fuse box. Access to loft.

Living/dining room: Velux window and UPVC double glazed window to side aspect. Wall mounted electric radiator.

Kitchen breakfast room: Refitted white kitchen. Laminate worktop. Space and plumbing for fridge. Washing machine (the Landlord will not accept any responsibility for repairs should this be used by the tenant and if deemed irreparable it will not be replaced). Built-in oven with four ring electric hob and extractor hood above. Built-in stainless steel sink unit. Tiling to splashback areas. Room for a small table and chairs. Wall mounted electric panel heater. UPVC double glazed window to the rear aspect.

Bedroom one: Spacious double bedroom with Velux window. Built-in wardrobe. Wall mounted panel heater.

Bedroom two: Good size single room with Velux window. Electric panel heater.

Bathroom: Four piece white suite, comprising low level WC, wash hand basin, panel bath and single shower cubicle with electric shower over. Tiling to splash back areas. Wall mounted electric panel heater. Velux window. Large storage cupboard housing hot water tank.



Well presented top floor apartment close to many amenities.

Entrance hallway | Living/dining room | Kitchen/breakfast room | Two bedrooms | Four piece bathroom suite | Communal parking | Communal gardens | Close to many amenities

Located within an easy walking distance of the town centre, railway station and many other amenities is this top floor, two bedroom apartment which benefits from a spacious living/dining area, kitchen/breakfast room, two good size bedrooms, and a four piece bathroom suite.