

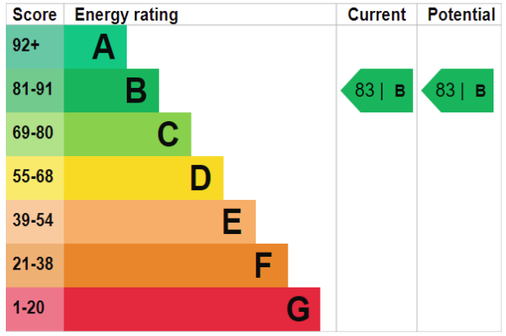

Holding Deposit— This will be restricted to £250. 00 (This will be part of the balance due when the lease is signed)

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	£1100.00
Dilapidation deposit	£1269.00

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 plants 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 for approximately 200 yards, take the first turning right into Crouch Street just after the pedestrian crossing. Continue for approximately 200 yards and take the first left into New Road. The property can be found behind wrought iron gates on the left hand side. Please be aware there is no parking when viewing.

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



2 Garden Court
New Road
Banbury
Oxon,
OX16 9PN

£1100 pcm - Available TBC



Stanbra Powell
Estate Agents
Valuers
Property Lettings







A very well presented two bedroom ground floor apartment.

Entrance Hall | Open Plan Lounge/Dining Area | Kitchen | Bathroom | Two Bedrooms | No Parking | Gas radiator heating

Located in this quiet backwater of Banbury, an exclusive two bedroom ground floor apartment within a two minute walk of Banbury Town Centre.

DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall Area

Open plan lounge/dining area: Windows to front and rear aspect. Wooden effect flooring. Neutrally decorated throughout.

Kitchen: Modern kitchen with a range of light grey wall and base units. Integrated dishwasher, fridge freezer and washing machine. Stainless steel sink unit. Electric hob and cooker. Extractor fan. Spot light fittings beneath. Oak wooden door leading to:

Bathroom: White suite comprising of bath, wash hand basin, low level W.C. and fitted shower. Glass shower screen. Oak wooden door leading to:

Master Bedroom: Double glazed windows to rear aspect. Fitted wardrobes. Oak wooden door leading to:

Bedroom Two: Double glazed windows to front aspect. Fitted wardrobes.

PLEASE NOTE THERE IS NO PARKING AVAILABLE AT THE PROPERTY





