

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 £950.00
Deposit £1050.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A **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.

DIRECTIONS: From Banbury Cross proceed east through the High Street into George Street that leads into Broad Street. At the main set of traffic lights take the left turn and at the next set of traffic lights take the right turn onto Middleton Road continue through Grimsbury and at the large roundabout take the 3rd exit right onto Ermont Way. At large roundabout left turn heading out of Banbury that leads to Overthorpe. Upon entering Overthorpe take the left turn into Chetwode, at the end of Chetwode take the private road left leading to Hill House.

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



**Flat 3 Hill House
Overthorpe
Nr Banbury
Oxon, OX17 2AA**

£950 pcm - Available 7th March



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall: Electric heater to wall. Grey wooden effect flooring. Wooden door leading to:

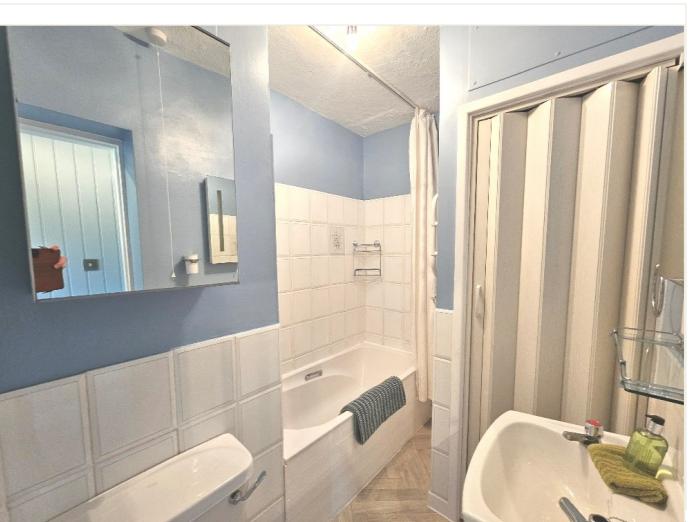
Bedroom: Double bedroom with bed and wardrobe. Double glazed window to front aspect. Electric heater to wall. Wooden door leading to:

Bathroom: Suite comprising of bath with electric shower over, wash hand basin and low level W.C. Tri-folding door leading to airing cupboard housing hot water tank. Wooden door leading to:

Open Plan Kitchen/Living Area: Kitchen area - grey wooden effect vinyl flooring. A range of wall and base units. Wooden effect worktop. Stainless steel sink unit. UPVC double glazed window to rear aspect. Tile work surround to worktop. Fitted washing machine and fridge freezer. Living area laid to carpet. Double glazed windows to rear aspect. Coffee table. Two single chairs. Wooden framed two seater sofa. Stools to breakfast bar area.

Communal rear garden

Views of open countryside



A furnished, well presented one bedroom ground floor apartment

Entrance Hall | Bedroom | Bathroom | Open Plan Kitchen/Living Area | Communal Rear Garden

Located to the east side of Banbury in the sough after village of Overthorpe, a well presented one bedroom ground floor apartment located within the grounds of Hill House with the benefit of electric storage heating, double glazing and allocated parking for one vehicle. Beautiful views of open countryside surrounding.