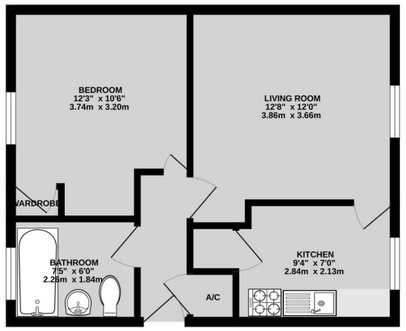


TOTAL FLOOR AREA : 412 sq.ft. (38.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Holding Deposit— This will be restricted to £210. 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:

EPC—TBC

- 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	£925.00
Dilapidation deposit	£1060.00

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 and into George Street. At the T-junction turn left into Lower Cherwell Street and right at the next set of Traffic lights, crossing over the Railway Bridge and continue into the Middleton Road. Cross over the mini-roundabout and at the set of traffic lights turn left into Waterloo Drive and first right into Victoria Place.

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

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OnTheMarket.com
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The Property Ombudsman SALES



7 Victoria Place

Banbury

Oxon

OX16 3NN

£925 pcm - Available Beginning January



Stanbra Powell

Estate Agents
Valuers
Property Lettings







A one bedroom second floor apartment with parking

Communal Entrance | Entrance Hall | Lounge | Kitchen | Bathroom | Communal Gardens | Allocated parking

Situated within walking distance of the Railway Station and to the Town Centre, a neatly presented second floor one bedroom unfurnished apartment.

DESCRIPTION:

Communal Entrance Hall with stairs leading to the first floor

Entrance Hall: Light wooden flooring. Decoration in magnolia. Smoke alarm to ceiling

Lounge: Double glazed windows; electric storage heater to wall

Kitchen: A range of wall and base unit; electric hob and oven; space for washing machine; modern wooden flooring; double glazing to window

Bedroom: Cream coloured carpet. Electric heater to wall. Wardrobe cupboard. Double glazing to window.

Bathroom: Marble effect vinyl flooring. Tile work surround. Wash hand basin; WC; bath; hand held shower attachment. Double glazed window with wooden venetian blind. Triple chrome effect light fitting. Chrome towel rail to wall. Electric heater to wall.

Outside:

Communal gardens

Allocated parking

Banbury:

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.





