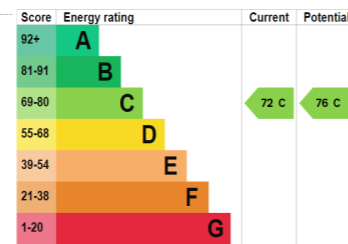


Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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.



**UPON SIGNING THE LEASE**

**First months rent in advance** £1100.00

**Dilapidation deposit** £1200.00

**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.

**DIRECTIONS:** From Banbury Cross proceed east through the High Street and into George Street; continue over the traffic lights and at the second set of traffic lights turn left. Continue to the next set of traffic lights and turn right going over the railway bridge. Take the first left turn and immediately right into Victoria Place.

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



25 Victoria Place  
Banbury  
Oxon  
OX16 3NN

**£1100 pcm - Available Immediately**



**Stanbra Powell**

Estate Agents  
Valuers  
Property Lettings



### DESCRIPTION:

**Entrance Hall:** Decorated in magnolia emulsion. Wood effect laminate flooring. Smoke alarm to ceiling.

**Main Bedroom:** Wood effect laminate flooring. Decoration in magnolia. Double glazed windows. Built-in wardrobe with hanging space.

**Lounge:** Wood effect laminate flooring. Decoration in magnolia. Double glazed windows to two aspects.

**Kitchen:** Wood effect laminate flooring. Decoration in magnolia. A range of grey, modern wall and base units. Tile work surround. Inset stainless steel sink unit. Electric oven and four ring electric hob. Extractor over. Double glazed doors with access to outside. Plumbing for washing machine.

**Bedroom Two:** Wood effect laminate flooring. Decoration in magnolia. Double glazed window. Door leading to airing cupboard housing large hot water tank.

**White Bathroom suite comprising of:** Wood effect laminate flooring. Paneled bath with shower over; low level WC and washbasin. Heated towel rail to wall. Frosted double glazed window.



### Outside:

Communal parking

## *A well presented two bedroom apartment*

**Entrance hall | Lounge/diner | Kitchen | Two double bedrooms | Bathroom | Electric heating | UPVC double glazing | Communal Parking**

A ground floor two bedroom apartment located within walking distance of the town centre and railway station.