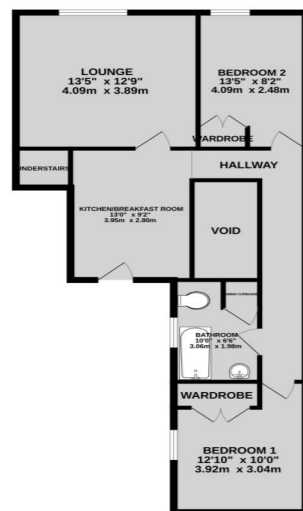


GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



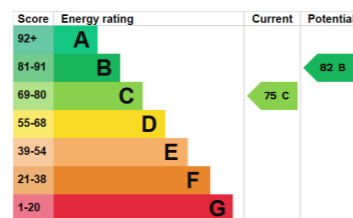
TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, counts and other data are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should not be used as a basis for any professional judgement. The images are for illustrative purposes only.  
Made with Metreapp 02020

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 £1250.00

Dilapidation deposit £1350.00

This property is let and managed by Stanbra Powell

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:** A **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 south on the Oxford Road to St Johns Church; turn left into St Johns Road and second right into Calthorpe Road.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)



Flat 2  
3 Calthorpe Road  
Banbury  
Oxon  
OX16 5HS

**£ 1250 pcm - Available Immediately**



**Stanbra Powell**

Estate Agents  
Valuers  
Property Lettings



Description:

Double glazed UPVC door leading to:

**Kitchen/Dining Area:** Tile effect vinyl flooring throughout. Modern and neutrally decorated. A range of white wall and base units. Marble effect work top. Inset stainless steel sink unit. Freestanding Creda electric cooker, hob and grill. Free standing tumble dryer, fridge/freezer and washing machine (the Landlord will not accept any responsibility for repairs should these items be used by the tenant and if deemed irreparable it will not be replaced). Radiator to wall.

Cupboard. Shelving inside.

**Good sized Living Room:-** Neutrally decorated throughout. Radiator to wall. Sash windows to rear aspect.

**Main Hallway.-** Large hallway. Radiator to wall.

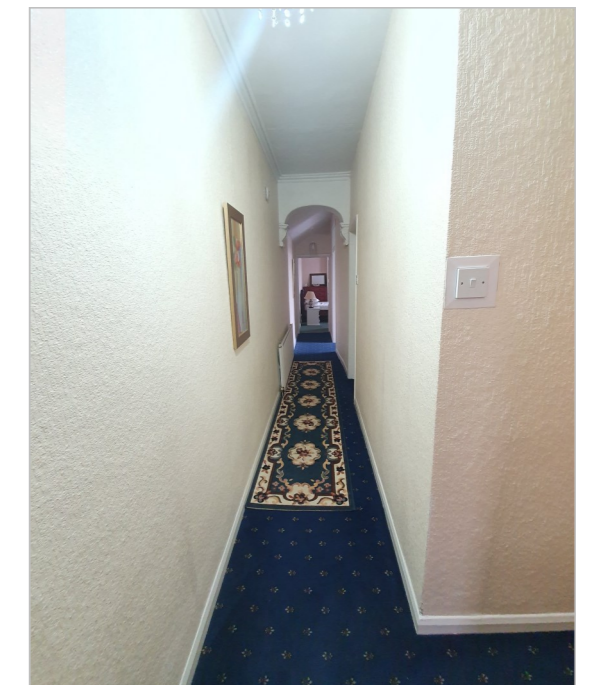
**Bedroom Two:-** Integrated wardrobes. Double bed and mattress. Chair. Bedside table and cabinet. Sash windows to rear aspect. Radiator to wall.

**Bathroom:-** Tiled flooring. White suite comprising integrated sink with cupboard underneath. Bath with mixer tap shower connection and low level WC. Radiator to wall. Frosted double glazed window to side aspect.

Cupboard housing. Combination boiler.

**Master Bedroom:-** Fitted double bed. Bedside cabinet. Chest of drawers. Chair. Integrated wardrobes. Double glazed window to side aspect.

Off road parking for one vehicle.



## *A fully furnished two bedroom apartment*

**Kitchen/ Dining area | Living room | Two bedrooms | Bathroom**

Within walking distance of the town centre a very well presented property with the added benefit of gas radiator heating and double glazing. The rent is to include Heating, Water and TV Licence. Tenant to pay Electric and Council Tax.