



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 £1400.00  
Deposit £1500.00

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

**CURRENT COUNCIL TAX BANDING: C 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.



**18 Lord Grandison Way**

**Banbury**

**Oxon**

**OX16 1EP**

**£1400 pcm - Available Immediately**



**Stanbra  
Powell**

Estate Agents  
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Property Lettings

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## *A well presented three bedroom semi-detached property*

**Entrance Hall | Kitchen Area | Dining Area | Downstairs W.C | Living Area | Conservatory | Three Bed-rooms | En-Suite | Main Bathroom | Off Road Parking | Garage not useable**

A well presented three bedroom property located on the popular Hanwell Fields estate, with the benefit of off road parking and double glazing

### DESCRIPTION:

UPVC double glazed front door leading to:

**Open Plan Entrance Hall:** Double glazed windows to front aspect.

**Kitchen Area:** Tiled flooring. A range of high gloss wall and base units. Wooden effect worktop. Lamona double hob. Integrated dishwasher and washing machine. Freestanding fridge freezer. Electric cooker. Double glazed windows to rear aspect. Plastic sink unit. Archway leading through to:-

**Dining Area:** Windows to front aspect.

**W.C:** Wash hand basin. Low level W.C. Double glazed window to rear aspect. Wooden door leading to cupboard under stairs. Bi-folding wooden door leading to:

**Living Area:** Bay window to front aspect. Double glazed rear doors leading to:

**Conservatory:** Wooden flooring throughout. Double glazed windows to rear aspect. Double glazed doors.

**Stairs to first floor:** Double glazed window to stairwell to front.

**First floor landing:** Loft access to ceiling.

**Main bedroom:** Double glazed windows to front aspect. Integrated wardrobes.

**En-Suite Shower Room:** Wooden effect vinyl flooring. Wash hand basin. Low level W.C. Double glazed frosted windows to rear aspect. Shower cubicle.

**Main Bathroom:** Wooden effect vinyl flooring. Bath. Wash hand basin. Low level W.C. Double glazed frosted windows to rear aspect.

**Bedroom Three:** Double glazed windows to rear aspect.

**Bedroom Two:** Double glazed windows to front aspect. Integrated wardrobe. Wooden door leading to airing cupboard housing hot water tank.

**Rear Garden:** Paved. Gate to side access.

**Garage:** NOT USEABLE

