

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Dilapidation deposit	£1050.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B **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 along north Street. Upon reaching the traffic lights, take the left onto B4100 and the property can be found just before the bath Road turning on the left.



3B Park Close
Banbury
Oxon
OX16 0SX

£950 pcm - Available Immediately



Stanbra
Powell

Estate Agents
Valuers
Property Lettings

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





DESCRIPTION:

The property comprises of the following.

Front door leading to: Entrance Hall: Wood effect laminate flooring. Smoke alarm to ceiling. Radiator to wall. Light fitting.

Bathroom suite comprising of enclosed shower cubicle, low level WC and washbasin. Frosted double glazed windows. Extractor fan.

Fitted kitchen comprising of cream wall and base units with marble effect work top. Tile work surround. Oven and four ring gas hob. Stainless steel extractor hood over. In-set stainless steel sink unit and drainer. Combi boiler to wall. Double glazed window overlooking parklands. Wood effect laminate floor. Space for fridge/freezer.

Storage cupboard

Bedroom Two: Fitted cupboard to corner. Double glazed window. Carpeted. Radiator to wall.

Living room: Large double glazed bay window allowing for plenty of natural daylight. Smoke alarm to ceiling. Two radiators to wall. Carpeted.

Bedroom One: Radiator to wall. Carpeted. Double glazed windows. Fitted wardrobe.



A well presented two bedroom apartment

Entrance Hall | Hall | Two bedrooms | Bathroom | Living room | Kitchen | Off road parking for one vehicle | Gas radiator heating

Situated in this quiet back water of Banbury overlooking Peoples Park, this two bedroom first floor Apartment has in recent years been refurbished to a high standard throughout. The property benefits from double glazing, gas radiator heating and parking for one vehicle.

