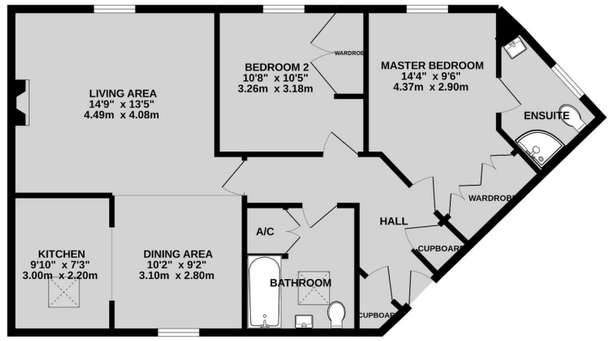
SECOND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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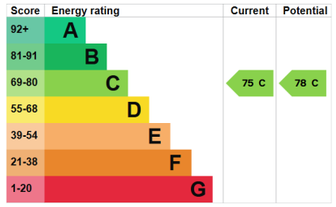
Holding Deposit— This will be restricted to £285. 00 (This will be part of the balance due when the lease is signed)

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 £1250.00

Deposit £1440.00

This property is let and managed by Stanbra Powell

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.

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rightmove.co.uk The UK's number one property website
OnTheMarket.com
arla | propertymark PROTECTED
The Property Ombudsman SALES



69 Sir Henry Jake Close

Banbury

Oxfordshire

OX16 1EY

£1250 pcm - Available 5th December



Stanbra Powell
Estate Agents
Valuers
Property Lettings







Spacious top floor apartment benefiting from garage and parking space, located within easy access of many amenities.

Entrance hall | Open plan living/dining room| Kitchen| Master bedroom with en-suite| Further double bedroom | Spacious bathroom| Useful store cupboards |Attic | Gas central heating |UPVC double glazing | Garage| Allocated parking bay

Located on this popular Hanwell Fields development, a two bedroom second floor apartment enjoying a gated residential development of twelve apartments. The property benefits from two double bedrooms, and open plan living accommodation.

Accommodation

Communal hallway.

Two flights of stairs up to the apartment.

Spacious entrance hall: Two useful storage cupboards. Entry phone system. Thermostat for heating. Access to loft. Door to open plan L-shaped dual aspect living/dining room.

Living area has feature fireplace with living flame electric fire.

Walkway through to kitchen.

Kitchen: Stainless steel bowl and a half inset sink unit and drainer. Range of white wood fronted wall and base units. Ample work surfaces. Integrated four ring gas hob with electric oven and grill under. Space and plumbing for washing machine. Integrated fridge/freezer. Integrated dishwasher. Velux window.

Master bedroom: Generous double bedroom with fitted wardrobes. Door to en-suite. Fully tiled shower cubicle, pedestal handbasin and low level WC. Further tiling to splashback areas. Extractor.

Bedroom two: Generous size double bedroom with fitted wardrobes.

Bathroom: Modern white suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC. Recessed spotlights. Extractor. Heated towel rail. Airing cupboard housing Superflow high efficiency water tank. Velux window.

Outside

Allocated parking bay.

Brick built garage with pitched roof for storage. Metal up and over door.

Small communal garden.

Communal bin store.







