

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: EPC—C

- 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 £850.00

Deposit £950.00

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 plants 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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**54 Spencer Court
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£850 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
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Property Lettings



Town centre retirement apartment.

Entrance hall | Living/Dining Room | Kitchen | Two double Bedrooms | Bathroom | Communal gardens | Communal lounge area | Residents parking

Located in the town centre is this two bedroom retirement apartment. The property benefits from an L-shaped living/dining room, kitchen, bathroom and two double bedrooms.

DESCRIPTION:

Accommodation

Entrance via front door to:

Entrance hallway: Cupboard housing electric fuse box. Wall mounted night storage heater. Emergency pull cord system. Airing cupboard housing hot water tank and additional shelving. Further storage cupboard.

Living/Dining room: Wall mounted night storage heater. UPVC double glazed window to the front aspect. Space for sofa suite and dining table. Emergency pull cord.

Kitchen: A range of base and eye level units. Laminate worktop. Built-in oven. Four ring electric hob with extractor hood above and sink unit. Space for under counter fridge and freezer. Tiling to splashback areas. UPVC double glazed window to the front aspect. Wall mounted fan heater. Emergency pull cord.

Bedroom one: Large double bedroom with built in wardrobes and concertina mirrored doors. Wall mounted night storage heater. UPVC double glazed window to the front aspect. Emergency pull cord.

Bathroom: Three-piece suite comprising low-level WC, wash hand basin with built-in storage underneath. Panel bath with shower over. Fully tiled walls. Extractor fan. Wall mounted fan heater. Electric towel rail.

Bedroom two: Double bedroom with UPVC double glazed window overlooking the communal gardens. Wall mounted electric panel heater. Emergency pull cord.

Spencer Court

Located in the heart of the town centre, within minutes walk of the main shopping areas, and convenient for the train and bus stations.

Residents aged 60 years and over.

Communal area and communal gardens.

Communal parking.

Communal lounge on ground floor.

Communal laundrette with washing machines, dryers and ironing boards.

Guest suite available which can be booked for visiting family or friends.

