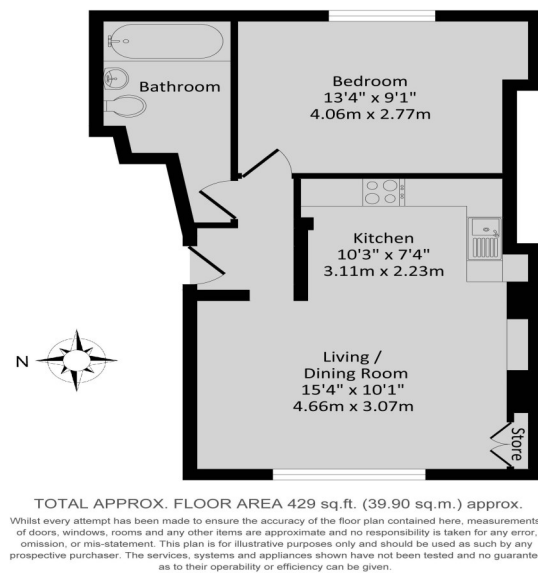


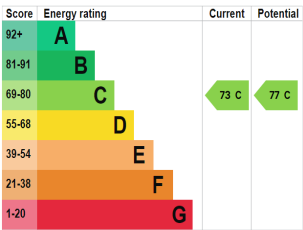


Holding Deposit— This will be restricted to £215. 00 (This will be part of the balance due when the lease is signed)

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
Deposit	£1050.00

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—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.

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road, taking the third left turn into St John’s Road and then take the second right turn into Calthorpe Road.

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



14B Calthorpe Road

Banbury

Oxon

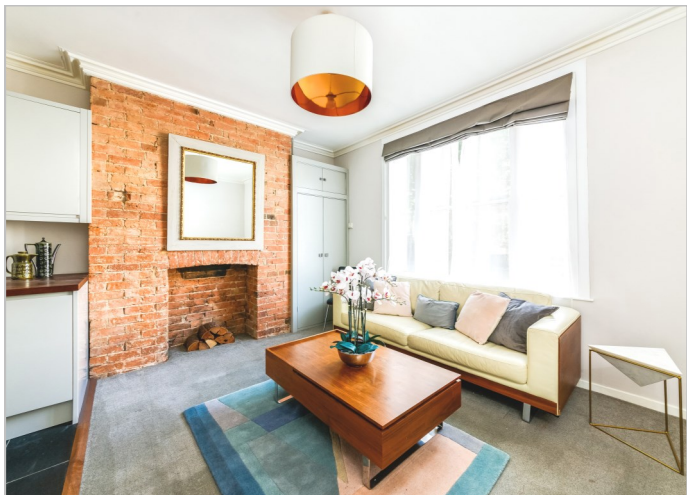
OX16 5HS

£950 pcm - Available Immediately



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



A part-furnished ground floor apartment located within the heart of the town centre.

Entrance hall | Open-plan living/kitchen/dining room | Double bedroom | Bathroom | Gas radiator heating | Residents parking | Character features

Located within this Grade II listed building, a generous size one bedroom apartment benefiting from gas central heating and within comfortable walking distance of the town centre and further amenities.

DESCRIPTION:

Accommodation

Front door.

Entrance hall: Walkway through to living/kitchen/dining room. Entry phone system.

Living area: Feature Sash cord windows to front aspect. Feature chimney breast and exposed brick work. Cupboard housing Worcester gas combination boiler for domestic hot water and central heating.

Kitchen area: Inset sink unit and drainer. Range of contemporary wall and base units. Integrated 4 ring gas hob with electric oven under, extractor over. Integrated washing machine. Integrated fridge/freezer. Tiled flooring.

Bedroom: Double bedroom to rear aspect. Sash cord window.

Bathroom: Contemporary white suite comprising of panelled bath with shower unit over, handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Tiled flooring. Radiator.

