

Holding Deposit— This will be restricted to £260. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£1100
Deposit	£1200

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.



29 Cherwell Court

Banbury

OXON

OX16 5DE

£1100 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:

Wooden door leading to:

Entrance Hall

Newly carpeted with wooden door leading to cupboard housing hot water tank. Further door leading to cupboard with plumbing for washing machine. Intercom telephone to wall. Radiator to wall.

Main Bathroom

Marble effect vinyl flooring. Bath with shower attachment. Heated towel rail to wall. Wash hand basin. Low level W.C. Mirror to wall.

Master Bedroom

Radiator to wall. Double glazed windows to rear aspect. Two double fronted wooden doors leading to fitted wardrobes. Wooden door leading to:

Ensuite

Marble effect vinyl flooring. Heated towel rail to wall. Wash hand basin. Low level W.C. Shower cubicle. Mirror to wall. Extractor fan to ceiling.

Bedroom Two

Fitted wardrobe. Radiator to wall. Double glazed windows to rear aspect.

Living Area

Radiator to wall. Double glazed windows to rear aspect. Double glazed French doors to rear aspect.

Kitchen Area

Tiled flooring. Marble effect worktop. Range of light wooden kitchen units. Extractor hood. Tile work surround. Stainless steel gas hob, oven and grill. Stainless steel sink unit. Double glazed windows to side aspect. Integrated fridge freezer.



A newly presented two bedroom second floor apartment

Entrance Hall | Kitchen | Living Area | Two Bedrooms | Ensuite | Bathroom | Allocated Parking

Located within a short distance from the Town Centre, a newly presented two bedroom second floor apartment with the benefit of gas radiator heating , double glazed windows throughout and allocated parking within an electric gated area.