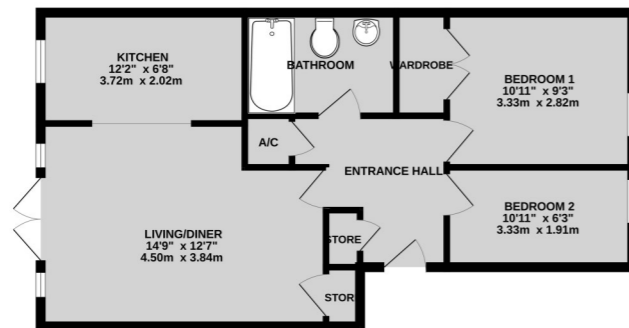


GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



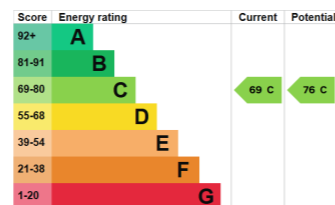
TOTAL FLOOR AREA: 606 sq. ft. (56.3 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and should not be relied upon for any purpose. The plan is for guidance only and should not be used as a basis for any legal proceedings. The actual layout and dimensions may vary from those shown on the plan.

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	£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.



58 Longworth Close

Banbury

OXON

OX16 3WN

£1100 pcm - Available Immediately

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



Stanbra Powell

Estate Agents
Valuers
Property Lettings



A ground floor apartment with immediate access to communal gardens.

Entrance hall | Living/diner | Kitchen | Two bedrooms | Bathroom | Allocated parking | UPVC double glazing | Electric heating

Located on the east side of Banbury within walking distance of the railway station and town centre, a two bedroom apartment providing well balanced accommodation throughout.

DESCRIPTION:

Front door.

Entrance hall: Useful store cupboard. Airing cupboard housing hot water tank and immersion heater. Door to living/diner.

Living/diner: Useful store cupboard. Electric heaters. Double glazed patio doors giving access to communal gardens. Walkway through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Range of wall and base units. Space for cooker. Free space and plumbing for washing machine. Space for fridge/freezer. Tiling to splashback areas. Wall mounted electric Dimplex heater. From the hallway, door to bedroom one.

Bedroom one: Double bedroom with double glazed window to front aspect. Fitted wardrobes.

Bedroom two: Generous single bedroom to front aspect.

Bathroom: Comprising of panelled bath, pedestal handbasin and low level WC. Tiling to splashback areas. Wall mounted Dimplex heater.

Outside :

Communal bin store.
Allocated parking bay.
Communal gardens.

