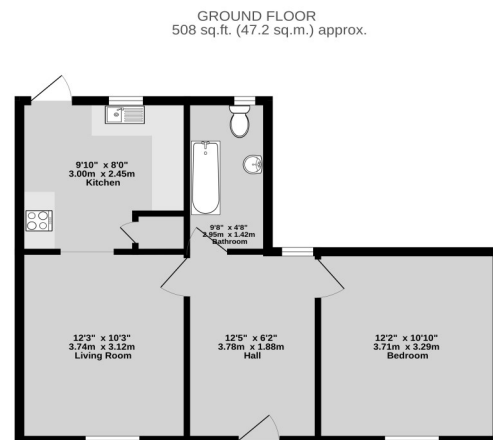




TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.

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—EXEMPT

- 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	£975.00
Dilapidation deposit	£1075.00

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 east along the High Street and continue left into Lower Cherwell Street and second right crossing over the railway bridge into Middleton Road. Continue along this road and take the third left into West Street and first right into South Street.

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



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Powell**

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A very well presented one bedroom ground floor apartment

Entrance Hall | Lounge | kitchen | Bedroom | Bathroom | Electric radiator heating | Double glazing | Shared rear garden | Secure private parking to rear

Neatly presented, this spacious one bedroom ground floor apartment, located to the eastern side of town, within easy access of the M40 motorway and Railway station, the property benefits from double glazing, electric radiator heating, off road private secure parking and a shared garden.

DESCRIPTION:

Spacious entrance hall with tiled flooring; decoration in magnolia; radiator to wall; automatic sensor lights

Door to Bathroom with WC; hand wash basin; bath with shower over; mirror fronted cabinet; extractor fan; fitted shower with screen; electric towel heater to wall

Door to Bedroom, good size double bedroom; electric radiator; sash effect double glazed window to front aspect

Door to Living Room, good size room; electric radiator; window to front aspect

Archway to Kitchen; Kitchen with wooden effect work surface; brush tiled flooring; wash dryer; dishwasher; fridge/freezer; electric cooker & hob; window to rear aspect

Double glazed door to rear leading to a shared garden with secure gated off road parking

