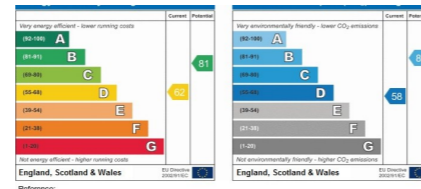


Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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 chares would apply:

UPON SIGNING THE LEASE

First months rent in advance £1050.00

Dilapidation deposit £1150.00

This property is let by Stanbra Powell but managed by the Landlord

Important Notice - 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.

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B LOCAL AUTHORITY: Cherwell District Council

DIRECTIONS: From Banbury Cross proceed east through the High Street and continue into George Street. Continue to just before the traffic lights and take the right hand turn into Britannia 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



**49 Cherwell Court
Britannia Road
Banbury
OX16 5DE**

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**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





Two bedroom second floor apartment

Entrance hallway | Utility cupboard | Open-plan kitchen/ dining/living room | Two double bedrooms | Bathroom | Allocated parking | Gated development | Communal gardens

Located in the centre of Banbury is this two bedroom, second floor apartment. The property benefits from a large living/dining/kitchen area, as well as two double bedrooms and bathroom with conveniently located allocated parking and communal gardens.

Accommodation

Entrance via communal door.
Front door of the property.

Inner hallway: Cupboard with plumbing and space for a washing machine. A secondary cupboard which houses the hot water tank and shelving, through into the hallway.

Hallway: Radiator. Telephone intercom system. Wall mounted fuse box. Doors to all accommodation.

Open-plan living/dining/kitchen: Living/dining area is carpeted with two wall mounted radiators. UPVC double glazed window to front aspect. Kitchen area, range of base and eye level units with laminate worktop. Built-in appliances include oven, 4 ring gas hob, extractor, fridge/freezer, and dishwasher, as well as stainless steel sink unit. Tiling to splashback areas. Tiled flooring. Sunken spotlights.

Bedroom one: Double bedroom with Velux window. Radiator. Two built-in wardrobes.

Bedroom two: Small double bedroom with Velux window. Radiator.

Bathroom: Three piece white suite comprising low level WC, washhand basin, panel bath with shower over. Tiling splashback areas. Heated towel rail.

Outside

Communal gardens.

Allocated parking, which is located next to the entrance door of the block.

Agents Note

The block benefits from a lift.

