

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 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	£925
Deposit	£1025

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 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.

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road; continue past the Horton General Hospital and take the right hand turn into Grange Road; left into Timms Road and right into Harrowby Road.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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1 Harrowby Court

Harrowby Road

Banbury

OX16 9HG

£925 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



A newly presented one bedroom ground floor apartment

[Entrance Hall](#) | [Kitchen](#) | [Living Room](#) | [Bedroom](#) | [Bathroom](#) | [Enclosed Garden](#) | [Off-road Parking](#)

Located on the popular Timms Estate, a newly presented one bedroom ground floor apartment with the benefit of electric heating, private off-road parking and enclosed rear garden.

DESCRIPTION:

Wooden front door leading to:

Entrance Hall - Electric heater to wall. White painted wooden door leading to:

Storage Cupboard - Shelf and coat hooks. White painted wooden doors leading to:

Bedroom - Double glazed windows to rear aspect. Electric heater to wall. White painted wooden door leading to:

Bathroom - Wooden effect vinyl flooring. Wash basin, low level W.C. and bath with electric shower over. Double glazed windows to rear aspect. Heated towel rail to wall. Extractor fan to wall. Wooden door leading to:

Airing Cupboard - Housing hot water tank. Wooden door leading to:

Newly fitted kitchen comprising a range of light grey wall and base units and wood effect worktop. Inset stainless steel sink unit. Electric oven and hob with extractor fan over. Space for washing machine and fridge/freezer.

Living Room - Electric heater to wall. Double glazed windows to rear aspect. Double glazed doors leading to:

Garden

Enclosed garden. Area laid to lawn and a number of bushes and shrubs.

Off road-parking

