

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 EPC—C
- 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	£880.00
Deposit	£980.00

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 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.

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Flat 2 Octavian House

8 Dashwood Road

Banbury

Oxon, OX16 5HB

£880 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden front door leading to:

Entrance hall: Neutrally decorated throughout. Smoke alarm to ceiling. White painted wooden door leading into:

Master Bedroom: To rear aspect. Double glazed windows. Fitted wardrobes with shelving inside. Electric heater to wall. Light fitting to ceiling. White painted wooden door leading to:

Living Area: Neutrally decorated throughout. Double glazed windows. Electric heater to wall. Wooden door leading to:

Kitchen: Wooden effect vinyl flooring. Range of light wooden units. Stainless steel sink unit. Marble effect worktop. Freestanding electric oven and grill. Extractor fan over. Tile work surround. Light fittings to ceiling. Wooden door leading to:

Shower Room: Tile effect vinyl flooring. Wash hand basin. Low level W.C. Shower cubicle with electric shower. Electric heater to wall. Wooden door housing hot water tank. Area for airing cupboard.



A newly presented ground floor one bedroom apartment

Entrance Hall | Open Plan Living/Kitchen Area | Shower Room | One Bedroom |

Parking for One Vehicle

Located within a five minute walk of Banbury town centre and railway station. Easy access to junction 11 M40. A newly presented ground floor one bedroom apartment with the benefit of double glazing and electric heating throughout. Parking space for one vehicle.