



TOTAL FLOOR AREA - 629 sq.ft. (58.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of these measurements, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, inaccuracies or omissions. The dimensions shown are for guidance only and should not be relied upon. The photographs provided are for general information and should not be relied upon as to their operability or efficiency can be given.

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 £1200.00
Deposit £1300.00

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.



Flat 11 Cricketers Field

41 Middleton Road

Banbury

Oxon, OX16 3QR

£1200 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

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





DESCRIPTION:

Wooden door leading to:

Entrance Hall: Wooden laminate flooring. Neutrally decorated in white emulsion. Velux window to ceiling.

Bathroom: Neutral tiling to floor. Low level W.C. Wash basin. Enclosed shower cubicle with Bristan electric shower. Heated towel rail to wall. Velux window to ceiling. Enclosed light fitting.

Two Double Bedroom: Wooden laminate flooring. Neutrally decorated in white emulsion. Electric panel heaters to wall.

Kitchen/Living Room: A range of cream modern wall and base units with wood worktop. Tile work splashback. Lamona oven and four ring electric hob. Stainless steel extractor fan. Inset stainless steel sink unit. Samsung washing machine and Indesit under counter fridge/freezer (the Landlord will not accept any responsibility for repairs should these be used by the tenant and if deemed irreparable they will not be replaced). Double glazed windows to three aspects. Three electric panel heaters to wall.



A very well presented two bedroom apartment

Entrance Hall | Bathroom | Two Double Bedrooms | Kitchen/Living Room

Located to the east side of Town, a very well presented top floor apartment within easy access to J11 Banbury M40 and railway station