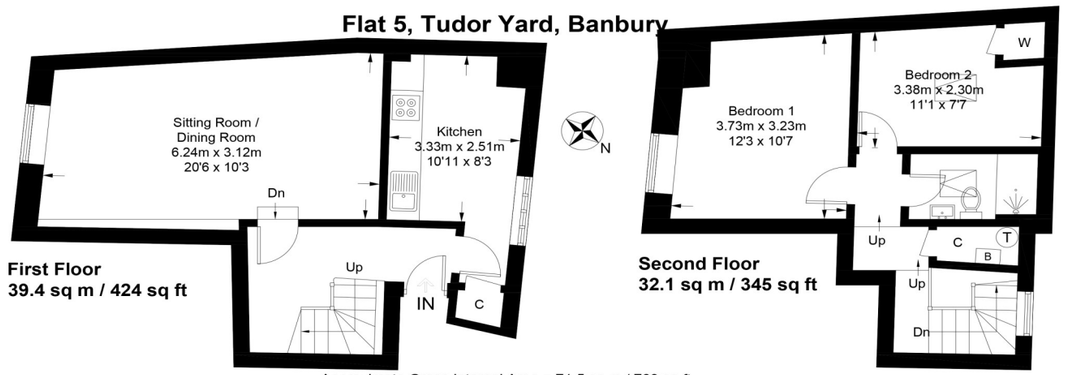
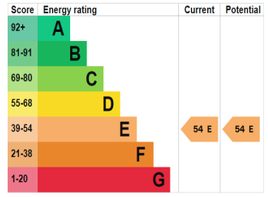


Approximate Gross Internal Area = 71.5 sq m / 769 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID838932)

Holding Deposit— This will be restricted to £285.00 (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	£1250.00
Deposit	£1440.00

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.

DIRECTIONS: From Banbury Cross head East down High Street taking a slight left at the pedestrianised area. Proceed to the second turning on the left at Butchers Row. Continue down Butchers Row and Robins Building can be found at the end on the left hand side.

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

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The Property Ombudsman SALES



Apartment 5 Tudor Yard

Banbury

Oxon

OX16 5JH

£1250 pcm - Available 14th December

Stanbra Powell
Estate Agents
Valuers
Property Lettings







Introducing this two bedroom first floor apartment in Tudor Yard, a truly spectacular and historic development of 7 individual apartments situated in Banbury market place

Living/Dining Room | Kitchen/Breakfast Room | Study Area | Two Double Bedrooms | Shower Room

This stunning restoration has been meticulously designed blending 16th century features with a modern contemporary feel. A project that has carefully combined history with modernisation. The building boasts a Grade 2 star listing, one of only 2 buildings in Banbury to have been deemed so historically significant.

DESCRIPTION:

Entrance hallway: Accessed via solid hardwood door. Limed oak flooring. Elmwood staircase with Jacobean splat balustrade with modern glass panels, the staircase is original and approximately 500 years old. Study area with radiator. Telephone intercom system. Exposed beams.

Kitchen/breakfast room: Original 500 year old window with secondary glazed unit. Limed oak flooring. Range of integrated handle base and eye level units. Bonded Fenix worktop. Tiled marble splash back. Built-in appliances including sink unit with Swan neck tap, oven, four ring electric hob, extractor, washer/dryer and fridge. Vaulted ceiling with exposed beams. Good size storage cupboard also housing electric fuse box.

Living/dining room: Limed oak flooring. Large restored single glazed sash window with secondary glazed unit. Radiator. Exposed beams. Georgian Apothecary cabinet with multiple drawers and storage shelves ideal for TV set up.

Landing: Original Elmwood flooring. Restored single glazed sash window with secondary glazed unit. Airing cupboard housing hot water tank. Exposed beams including part of the A frame from the original building.

Bedroom one: Double bedroom with exposed beams. Radiator. Restored sash single glazed window with secondary glazed unit.

Bedroom two: Double bedroom with Velux window. Radiator. Good size storage cupboard.

Shower room: White suite comprising of low level WC, wash handbasin with built-in storage drawer underneath and double shower cubicle with Bar shower. Heated towel rail. Porcelain tiled floor and splash back areas. Exposed beams. Velux window.







