

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 514 SQ.FT. (47.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2019

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	£995.00
Dilapidation deposit	£1095.00

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 plants 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 and at the Catholic Church turn left into St John's Road. Continue into Prospect Road and at the end of this road turn left into Britannia Road and Britannia Heights will be found on the left hand side.

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



Flat 17 Britannia Heights

Banbury

Oxon

OX16 5DD

£995 pcm - Available 22nd August



Stanbra Powell

Estate Agents
 Valuers
 Property Lettings



DESCRIPTION:

Entrance Door to:

Entrance Porch: Wooden effect laminate flooring. Door to Airing cupboard

Hallway: Wooden effect vinolay flooring. Electric heater to wall.

Storage cupboard: Shelving inside

Master bedroom: Electric heater to wall. Double glazed window with wooden venetian blinds.

Bedroom Two: Window to rear aspect with wooden venetian blind.

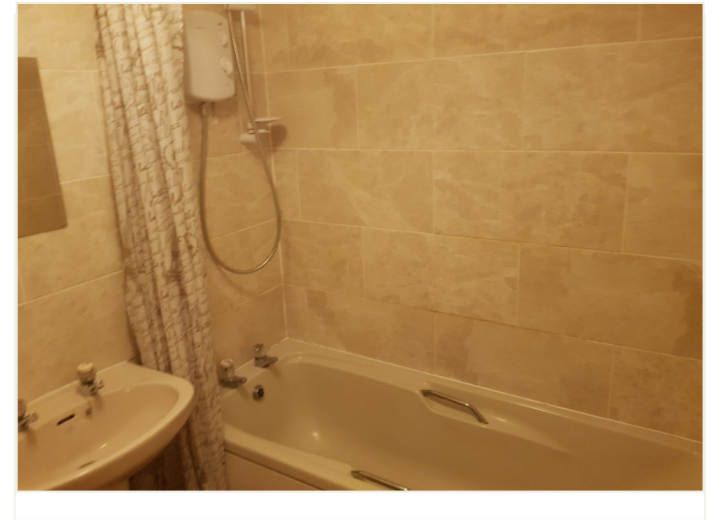
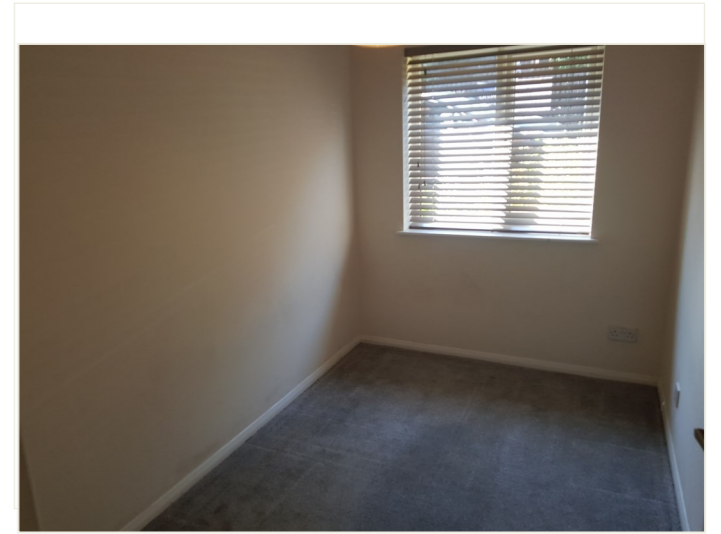
Bathroom: Wooden effect vinolay flooring. WC; wash hand basin; bath with electric shower over.

Kitchen: A range of wall and base units. Space for washing machine and fridge. Electric hob and cooker. Tile effect vinolay flooring.

Living room: Good size room with wooden effect vinolay flooring. French doors to rear with vertical blinds. Electric heater to wall.

Outside:

Off road parking



A well presented two bedroom apartment

Entrance Porch | Hallway | Kitchen | Lounge | Two bedrooms | Bathroom | Electric heating | Off road parking

A neatly presented two bedroom apartment located within walking distance of the Town Centre and to the Railway Station. The property has the benefit of double glazing, off road parking and its own private access via French doors to rear.