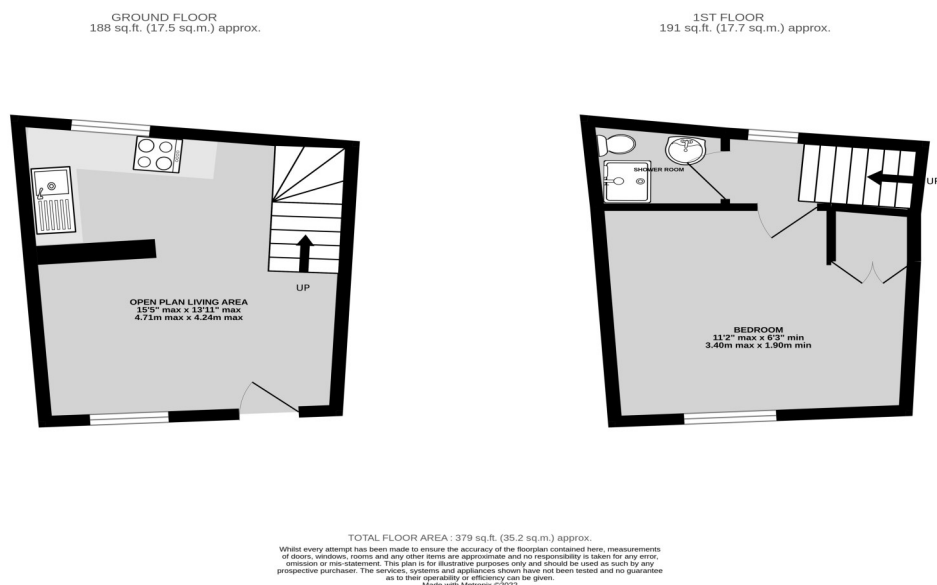




Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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 | £950.00  |
| Dilapidation deposit         | £1050.00 |

**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.

**DIRECTIONS:** From Banbury Cross proceed north to the third set of traffic lights, taking the left turn into the Warwick Road. Continue along this road and upon passing the garage on the left hand side, turn immediately left and left again into Millwright Close.



2 Millwright Close  
Banbury  
Oxon  
OX16 0RU

£950 pcm - Available Immediately



Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings





## DESCRIPTION:

Wooden front door leading to:

### **Living Room**

Double glazed window to front aspect .

### **Kitchen Area**

Range of wall and base units. Electric hob and oven. Free standing washing machine and fridge (the Landlord will not accept any responsibility for repairs should this be used by the tenant and if deemed irreparable it will not be replaced). Double glazed windows to rear. Sink unit, Extractor fan. Spot light fittings to ceiling.

Stairs to first floor

### **First Floor Landing**

Double glazed window to rear aspect.

### **Bathroom**

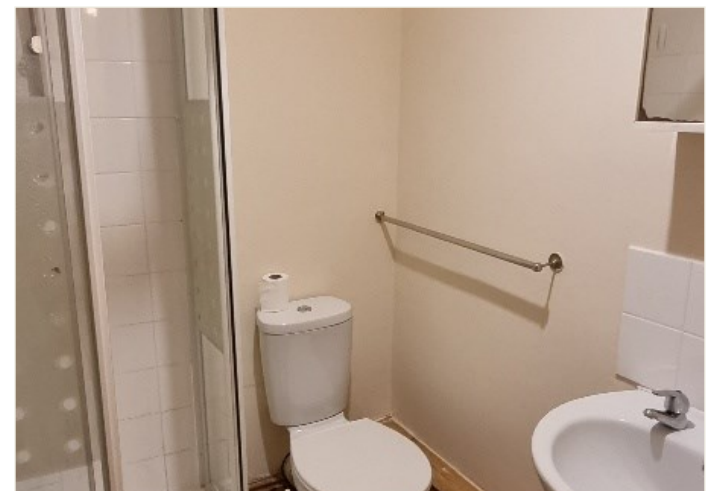
Tile effect vinyl flooring. Shower cubicle. Wash hand basin. Low level W.C. Mirrored cabinet to wall. Extractor fan to ceiling.

### **Bedroom**

Double glazed windows to front aspect. Fitted wardrobes.

Outside space with parking for two vehicles

Garage opposite



*A well presented one bedroom mid terrace cottage.*

**Living Room | Kitchen Area | Bedroom | Bathroom | Parking | Garage**

Located in a quiet cul-de-sac, within a five minute walk of Banbury Town centre a well presented one bedroom mid terrace cottage with the benefit of off road parking for two vehicles, double glazing and gas radiator heating