

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:

EPC—PENDING

- 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 |
| Dilapidation deposit | £1300 |

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 proceed south for a short distance along the Oxford Road. Take the first right turn into Crouch Street and continue to the T-junction. Upton Court can be found on the right hand corner of Crouch Street and Beargarden Road.

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



51 Cherwell Court

Banbury

OXON

OX16 5DE

£1200 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents

Valuers

Property Lettings



A newly presented two bedroom first floor coach house

Entrance Hall | Open Plan Kitchen/Living Area | Master Bedroom | Bedroom | Bathroom | Garage

Located within this gated development in the centre of Banbury is this two bedroom, first floor apartment. The property benefits from a large living/dining/kitchen area, as well as two bedrooms and bathroom with conveniently located with garage and communal gardens.

DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall

Wooden laminate flooring throughout. Radiator to wall. Spotlight fitting to ceiling. Smoke alarm to ceiling.

Stairs to first floor

Newly decorated throughout . Large open plan living area. Double glazed windows to front aspect. Radiator to wall. Spotlight fittings to ceiling. Archway leading through to:

Kitchen

Gas hob and new cooker to be fitted. Range of modern neutral wall and base units. Marble effect work top. Integrated dishwasher. Integrated fridge freezer. Inset Sink unit. Extractor fan. Velux window. Door leading to:

Secondary Hallway with wooden door leading to cupboard housing combination boiler.

Smoke alarm to ceiling. Spotlight fitting to ceiling. Access to roof space. Wooden door leading to:

Master Bedroom

Fitted wardrobes. Radiator to wall. Double glazed windows to front aspect. Spotlight fittings to ceiling. Wooden door leading to:

Bedroom two

Radiator to wall. Double glazed windows to rear aspect. Wooden door leading to:

Bathroom

Tiled flooring. Heated towel rail to wall. White suite comprising Bath with shower over, Wash hand basin and low level W.C. Velux window. Extractor fan to ceiling.

Garage with up and over door and on street parking.

Further utility off of the garage with washing machine (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).

