

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**111 Alma Road
Banbury
Oxon
OX16 4RL**

BARTON FLEMING LETTINGS Ltd.

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Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

111 Alma Road, Banbury Oxon OX16 4RL



A two bedroom ground floor flat with bathroom and en suite shower room, allocated parking space. Available for 1 year only

TO LET

£ 1100.00 PCM

- ❖ Convenient for Banbury Railway Station and Town Centre
- ❖ Communal Entrance Hall and Private Entrance Hall
- ❖ Living Room with Double doors to Front aspect
- ❖ Kitchen with oven and hob
- ❖ Landlord Gifted Fridge Freezer and dishwasher
- ❖ Master Bedroom with En suite shower room/WC
- ❖ Double bedroom 2
- ❖ Bathroom/WC
- ❖ New Carpets and newly decorated
- ❖ Allocated Parking Space in Car Park.

**VIEWING AP-
POINTMENT:**

DAY:

TIME:

Telephone 241616

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COMMUNAL ENTRANCE HALL

Double glazed panel doors, allocated post boxes, Rear door to car park with key code entry.

PRIVATE ENTRANCE HALL: 5'8 x 3'6

PLUS 4'7 X 3'8

Timber flat door with spy hole and chrome and handle and lock. Plain plastered ceiling, entry phone system, wall mounted electric heater, chorded door mat and new carpet, built-in airing cupboard with hot water cylinder and hot water timer clocks.

LIVING ROOM: 15'5 x 11'3

uPVC double glazed double doors to front aspect, uPVC double glazed windows to front aspect uPVC double glazed panels to side aspect, plain plastered ceiling, TV point Telephone point, wall mounted electric heater, new carpet, open plan to;

KITCHEN 6'8 x 9'6

uPVC double glazed window to rear aspect, fitted with a range of base and eye level units with pine coloured door and drawer fronts, plain plastered ceiling, automatic dishwasher rolltop laminate work surfaces, single drainer stainless steel sink unit with mixer tap, tiled splash backs, electric hob and built-in electric oven, stainless steel carbon filter extractor hood, laminate wood flooring.

BEDROOM ONE: 9'6 x 10'1 plus 3'10 x 3'4

uPVC double glazed window to front aspect, wall mounted electric heater, new carpet.

EN SUITE SHOWER: 6'10 x 3'10

Plain plastered ceiling, extractor fan, wall mounted electric towel radiator, wall mounted medicine cabinet, shower cubicle with mains fed shower, pedestal wash hand basin, close couple WC, shaver point, laminate wood floor.

BEDROOM TWO: 12'1 x 8'3

uPVC double glazed window to front aspect, wall mounted electric heater, new carpet

BATHROOM: 6'0 x 6'5

Opaque uPVC double glazed window to rear aspect, extractor fan, white electric towel radiator, close couple WC, pedestal wash hand basin with mixer tap, panel bath with chrome mixer tap and shower attachment to handheld shower.

Outside

CAR PARK:

Allocated parking space in bay number 4

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Front



Communal Entrance



Private Entrance Hall



Living Room



Living Room



Kitchen



Kitchen



Bedroom One

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Bedroom One



En suite



Bedroom Two



Bedroom Two



Bedroom Three



Rear Communal Hall



Rear Parking Area



Block

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Material Information

Council Tax Band ...B..... / Amount £2024.86

Rental Asking Price £1100pcm

Tenure leasehold

Property construction standard brick

Mains Electricity supply Yes

Mains Gas Supply No No (no Gas to building)

Mains Water supply Yes

Mains Sewerage Yes

Heating Type Electric

BroadbandFibre to House

Parking...Allocated space number 6

No of Parking Spaces 1

Building safety none Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC No

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title No

Flood risk - has the property been subject to any flooding in the last 5 years No

Planning permission – Does the property have any outstanding planning applications No

Accessibility/adaptations - Does the property have any disabled access provisions Yes

Local Amenities

This property is conveniently located for Banbury Railway station with local shops and takeaways within easy walking distance. Banbury town center and bus station is within a quarter of mile from the property.

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AVAILABLE:

Date 21st August 2026

RENT:

£1100 per calendar month.

RENTAL DEPOSIT

£1269.23 (Equal to five weeks rent.)

Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

COUNCIL TAX BAND

According to <http://cti.voa.gov.uk>

The council tax band is **B**

To Make an offer to rent the property

Please send an e-mail to:

E-mail: lettings@bartonfleming.co.uk

Including :

Full names of all adult occupants

Emails and telephone numbers for all tenants

Occupations of all tenants

Gross annual salaries for all tenants including contracted hours of employment

Details of any children

Details of any pets

Required Tenancy Start date

Length of tenancy required

Any special conditions or requirements

We will then put your offer to rent the property forward to the landlord.

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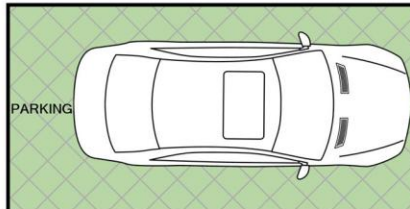
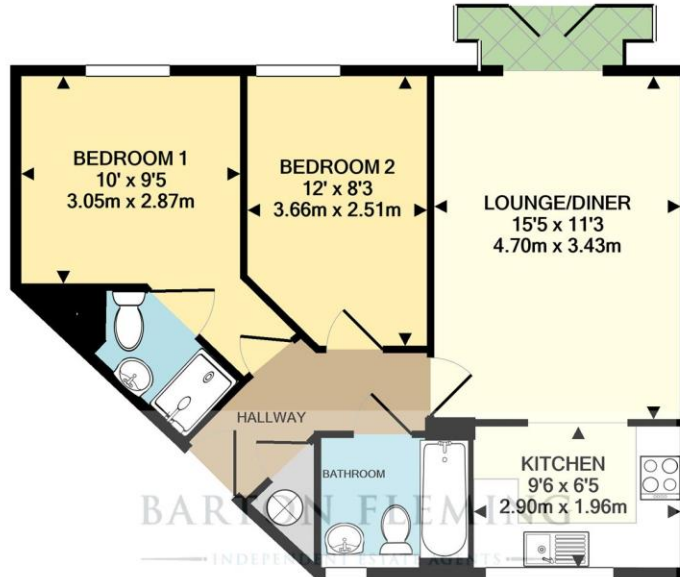
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TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.7 SQ.M.)

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

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