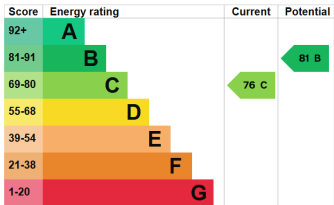


Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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	£975
Deposit	£1075

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.

The Annexe
7 Denbigh Close
Banbury
OX16 0BQ

£975 pcm - Available beginning August



Stanbra Powell | Estate Agents
Valuers
Property Lettings



A neatly presented one bedroom annexe

Entrance Hall | Kitchen | Living /Dining Area | Bedroom | Wet Room | On road parking

Located to the western side of town, a very well presented, part furnished, one bedroom annexe with easy access to junction 11 M40 and Banbury railway station.

DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall

Carpeted flooring though. Radiator to wall. Light fitting to ceiling.

Area with chest of drawers . RCD Unit to wall. Light fitting to ceiling. Smoke alarm to ceiling. Wooden door leading to:

Bedroom

Includes bed, bedside unit and wardrobe. Radiator to wall. Double glazed window with fantastic views over rear garden (not included). Light fitting to ceiling. Wooden door leading to:

Wet Room

Incorporated shower, tilework surround. Wash hand basin. W.C. Spotlight fitting to ceiling. Extractor fan to ceiling. Heated towel rail to wall. Archway leading through to:

Living/Dining Area

Carpeted flooring throughout. Windows to two aspects allowing plenty of natural daylight. Radiator to wall. Light fitting to ceiling. Includes sofa, TV unit, table and chairs. Archway leading through to:

Kitchen

Range of modern, light wooden units. Stainless steel sink. Fitted washing machine. Small fridge freezer (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). Electric over and hob. Tile work surround. Extractor fan to ceiling. Spotlight fittings to ceiling. Double glazed window to rear aspect overlooking rear driveway (not included).

Rent to include Gas, Electric, water and Wi-Fi.

Rent does not include council tax.

