



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.
- Awaiting EPC

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance £1200.00
 Deposit £1300.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B LOCAL AUTHORITY: Cherwell District Council

Important Notice - 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.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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54 Canterbury Close
 Banbury
 Oxon
 OX16 4FF

£1200 pcm - Available Immediately



Stanbra
 Powell

Estate Agents
 Valuers
 Property Lettings



The property comprises:

Entrance Porch: Wooden laminate flooring. Smoke alarm to ceiling

Living room: Wood laminate floor. Radiator to wall. Double glazed window to front aspect.

Cupboard under stairs

Dining area: Wood laminate floor. Radiator to wall. Double glazed rear door

Kitchen: Wooden laminate flooring. Range of light wood, wall and base units with chrome handles. Marble effect work surface. Tile work surround. Electric oven and stainless steel four ring gas hob. Double glazed windows to rear aspect. Inset stainless steel sink unit.

First floor landing: Smoke alarm to ceiling

Master bedroom: Neutral decoration. Radiator to wall. Double glazed windows to front aspect. Mirror fronted wardrobes with hanging space inside.

Cupboard

Bedroom Two: Wooden laminate floor. Radiator to wall. Small cupboard with hanging space inside.

Bathroom: Tiled floor. Heated towel rail to wall. Wash hand basin; bath and low level WC. Mixer tap shower connection. Frosted double glazed window.

Garden:

Mainly laid to lawn
Area of patio

Location:

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.



A well presented two bedroom home within easy access of junction 11 of the M40, railway station and town centre.

Entrance Porch | Living room | Cupboard under stairs | Dining area | Kitchen | Two bedrooms | Bathroom | Garden | Gas radiator heating | Allocated parking

Enjoying a cul-de-sac location and good size accommodation, a two bedroom terraced house benefiting from gas radiator heating, double glazed windows and private enclosed rear garden.