

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-C

- 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** £1100

**Deposit** £1200

**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.

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25 Canterbury Close

Banbury

Oxon

OX16 4FE

**£1100 pcm - Available Mid July**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



## *A well presented one bedroom semi detached home*

**Living room | Cupboard under stairs | Kitchen | Bedroom | Bathroom | Garden | Gas radiator heating**

Located to the east side of Banbury, within easy access of junction 11 of the M40, within walking distance of Banbury railway station and town centre, a well presented, newly decorated one bedroom semi detached house benefiting from off road parking, gas radiator heating and double glazed windows.

### DESCRIPTION

UPVC double glazed front door leading to:

#### Living Room

Newly decorated throughout. Radiator to wall. Double glazed windows to front aspect overlooking private enclosed garden. Light fitting to ceiling. Area under stairs. Shelving to corner of room. Wooden door leading to:

#### Kitchen

Newly fitted kitchen. Range of light wooden units. Stainless steel gas hob and oven. Extractor fan over. Tile work surround. Wooden effect worktop. Stainless steel sink unit. Freestanding BEKO washing machine. Double glazed windows to front aspect. RCD unit to wall. Light fitting to ceiling. Wooden door leading to:

Cupboard under stairs. Shelving inside. Free-standing fridge. Light fitting to ceiling. Stairs to first floor:

First floor landing has loft access to ceiling. Wooden door leading to:

#### Bathroom

Radiator to wall. Wash hand basin. W.C. Bath with shower over. Double glazed windows to front aspect. Wooden door leading to:

#### Master bedroom

Good sized double room. Radiator to wall. Double glazed windows to two aspects allowing plenty of natural daylight. Mirrored sliding doors into wardrobe areas. Further cupboard over stairs housing combination boiler.

