



TOTAL FLOOR AREA: 510 sq. ft. (47.4 sq. m.) approx.
 *These measurements have been made by Stanbra Powell on behalf of the Estate Agent. They are for general guidance only and should not be relied upon. The actual measurements may vary slightly from those shown on the floor plan. The Estate Agent is not responsible for any errors or omissions in these measurements.

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.

EPC—C

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	£950.00
Dilapidation deposit	£1050.00

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—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.

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Flat 1, 41 Middleton Road

Banbury

Oxon

OX16 3QR

£950 pcm - Available 3rd June



Stanbra Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden front door leading to:

Open Plan Kitchen/Living Area: Wooden laminate flooring throughout. Neutrally decorated throughout. A range of white modern wall and base units. Electric cooker and hob. Space for fridge/freezer and washing machine. Extractor fan to wall. Tile work surround. Double glazed window to side aspect. Door leading through to:

Utility Area: Housing hot water tank. Plumbing for washing machine. Further door leading to:

Bathroom: Tiled flooring. Bath with shower over. Shower screen. Wash hand basin. Low level W.C. Double glazed window to side aspect. Wooden door leading to:

Secondary Hallway

Wooden door leading to:

Bedroom Two: Double glazed window to side aspect.

Wooden door leading to:

Master Bedroom: Carpet to flooring. Bay window to front aspect.



A very well presented two bedroom ground floor apartment

Open Plan Kitchen/Living Area | Utility Area | Two Bedrooms | Bathroom | Off road parking for one vehicle | Electric Heating | Double Glazing

Located to the east side of Town, a very well presented two bedroom ground floor apartment within easy access to J11 Banbury M40 and railway station