

GROUND FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)

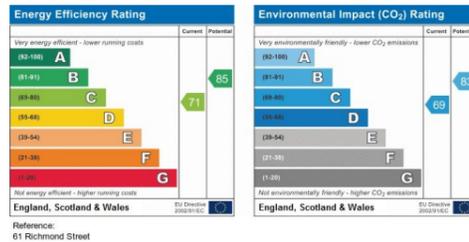
TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.9 SQ.M.)

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

Administration fee per adult	£150.00 per adult
UPON SIGNING THE LEASE	
First months rent in advance	£895.00
Dilapidation deposit	£995.00
Inventory Fee	£ 50.00



Should a guarantor be required there is an additional administration charge of £84.00

This property is let by Stanbra Powell and managed by the Landlord thereafter.

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **LOCAL AUTHORITY:** South Northants 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.

61 Richmond Street
Kings Sutton
South Northants
OX17 3RT

£895 pcm - Available Immediately

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road and after approximately two miles turn left signposted Kings Sutton. Continue to Kings Sutton and upon reaching the village, proceed along Banbury Lane taking a sharp left turn into Bulls Lane and left again into Richmond Street.

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

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Stanbra Powell

Estate Agents
Valuers
Property Lettings



Entrance Hall accessed via UPVC double glazed front door. Newly decorated. Radiator to wall.

Dining area: Wooden effect vinyl flooring. Newly decorated throughout. Double glazed windows to front aspect with roller blind. Radiator to wall.

Kitchen: Wooden vinyl flooring. Range of modern light wood wall and base units. Cooker and gas hob. Stainless steel extractor fan over. Space for washing machine and fridge. Inset stainless steel sink unit. Grey tiling to splash-back. Double glazed windows to rear aspect.

Cupboard downstairs for storage

Cloakroom: Radiator to wall. Double glazed window to side aspect. Wash hand basin. WC.

Living room: Radiator to wall. Dual aspect windows to front and rear.

First Floor

Bathroom: Bath with shower over. Tile work surround. Low level WC and wash hand basin. Cabinet above. Window to side aspect.

Bedroom One: Dual aspect windows to front and rear. Radiator to wall.

Bedroom Two: Window to rear aspect. Radiator to wall.

Bedroom Three: Double glazed windows to front aspect. Radiator to wall. Cupboard to corner with hanging space.

Outside:

Enclosed rear garden laid to concrete and pavior .

Area which is laid to lawn.

Shed

Kings Sutton

Kings Sutton is a well- served village, situated on the Northamptonshire/Oxfordshire borders approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs, playing fields and a regular bus route. There is also a railway station, providing services to Oxford and London.



A neatly presented three bedroom village property

Entrance Hall | Dining Area | Kitchen | Cupboard downstairs for storage | Cloakroom | Living room | Bathroom | Three bedrooms | Enclosed rear Garden | Larger than average front garden which is laid to lawn | Driveway parking

Located in this sought after South Northants village, this deceptively spacious three bedroom semi-detached property. The village of Kings Sutton has a community feel and is set close to the countryside so bridleways and footpaths are easily accessible. The village also offers direct links to London Marylebone and Birmingham. Amenities include a Post Office, Primary School, local shops as well as two public houses.