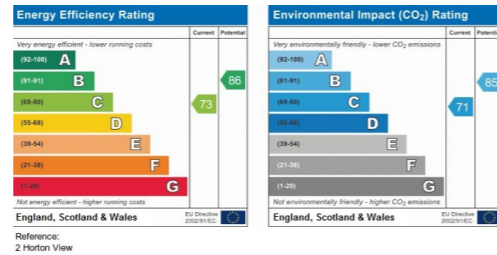


Should you wish to proceed with the tenancy of this property, the following charges would apply:

Administration fee per adult	£150.00 per adult
UPON SIGNING THE LEASE	
First months rent in advance	£950.00
Dilapidation deposit	£1050.00
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: A **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.

DIRECTIONS: From Banbury Cross proceed south on the Oxford Road and at the third set of traffic lights turn right into Horton View.

2 Horton View
Banbury
Oxon
OX16 9HR

£950 pcm - Available Immediately

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



Stanbra Powell

Estate Agents
Valuers
Property Lettings



A newly refurbished three bedroom property

Porch | Entrance Hall | Kitchen and utility | Cloakroom | Extension | Living room | Three bedrooms | Bathroom | Enclosed garden

Offered in excellent decorative order throughout and providing good size accommodation, a newly refurbished three bedroom enlarged semi-detached house enjoying a non-estate position on the South side of Banbury within close proximity of many amenities.

DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Porch: Wooden laminate floor throughout. Decoration neutral. Double glazed window to side aspect. Newly fitted UPVC door leading to **Entrance Hall:** Wood laminate floor throughout. Smoke alarm to ceiling.

Kitchen: Newly fitted white high gloss cupboards and drawers. Marble effect work surface. Stainless steel gas hob and oven. Stainless steel sink unit. Integrated dishwasher. Extractor hood. Spotlight fitting to ceiling. Double glazed windows to front and side aspect.

Storage cupboard

Downstairs WC: Low level WC and wash hand basin. Heated towel rail. Double glazed window to side aspect Laminate floor.

Open plan extension: Radiator. Laminate floor. Double glazed French doors leading to patio to rear.

Utility: space for washing machine and fridge. Marble effect work top. Range of high gloss cupboards and drawers. Radiator. Double glazed windows to rear

Living room: laminate floor. Radiator. Windows to front. Built in cupboards

Landing: smoke alarm. Radiator. loft access

Bedroom Three: Radiator. Window to rear aspect

Bedroom Two: Radiator . window to front aspect

Bedroom One: Radiator .

Bathroom: Mirror fronted cabinet. Bath with shower over. Tile work surround. Extractor fan. Radiator. Frosted double glazed windows to rear.

Enclosed rear garden laid to lawn

New double glazing throughout

New gas radiator heating

Off road parking

Newly refurbished

