



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.

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

UPON SIGNING THE LEASE

First months rent in advance £820.00

Dilapidation deposit £920.00

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.

DIRECTIONS: From Banbury Cross, proceed along North Bar. At the third set of traffic lights take the left onto B4100 Warwick Road and the property can be found before the entrance to Peoples Park on the left hand side.

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

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1B Park Close

Banbury

Oxon

OX16 0SX

£820 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings



Wooden door leading to: Communal entrance Hall: White painted wooden door leading to: Apartment 1B.

Gas radiator heating. Stairs to first floor.

White painted wooden door leading to: Bedroom One: Fully fitted wardrobes. Radiator to wall. Single glazing to the outside and secondary glazing to the inside. Spotlight fittings to ceiling. Newly decorated.

Bedroom Two: Newly fitted carpet. Gas radiator heating. Single glazed sash windows, and secondary glazing inside. Fitted wardrobes. Spotlight fittings to ceiling.

Bathroom: Low level WC, wash hand basin and shower cubicle. Heated towel rail. Storage cupboards. Single glazed sash windows, and secondary glazing inside. Enclosed light fitting to ceiling.

Hallway: Housing fuse board. Smoke alarm to ceiling

Living room: Windows to two aspects overlooking Peoples park. Two radiators to wall.

Kitchen: Wooden effect vinyl flooring. A range of modern, light grey wall and base units. Marble effect work top. Inset stainless steel sink unit. Four ring gas hob and separate oven and grill. Extractor fan above hob. Space for washing machine and fridge.

Storage Cupboard

Cupboard housing boiler and gas meter.



A newly presented two bedroom apartment

Entrance Hall | Hall | Two double bedrooms both with fitted wardrobes | Bathroom | Living room | Kitchen | Off road parking for one vehicle

Situated in this quiet back water of Banbury overlooking Peoples Park, this spacious two bedroom first floor Apartment which has been fully refurbished to a high standard throughout. The property benefits from secondary glazing, gas radiator heating and parking for one vehicle.

