

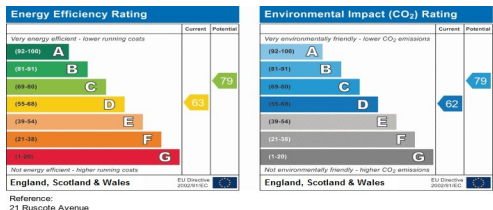
TOTAL FLOOR AREA : 847 sq ft. (78.7 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The floorplans, rooming, and appliances shown here are for guidance only and no guarantee is given as to their operability or efficiency can be given. Please visit Stanbra Powell.

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:

First months rent in advance	£895.00
Dilapidation deposit	£995.00

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.

DIRECTIONS: From Banbury Cross proceed north along North Bar and at the main traffic lights turn left into the Warwick Road. Continue ahead and at the roundabout turn right into Ruscote Avenue take second right to come back down Ruscote Avenue towards Warwick Road and the property can be found before the bus stop on the left hand side



21 Ruscote Avenue
 Banbury
 Oxon
 OX16 2NP
£895 pcm - Available Immediately



Stanbra Powell
 Estate Agents
 Valuers
 Property Lettings





DESCRIPTION:

Entrance Hall: Solid wood floor throughout. Decorated neutrally.

Living Room: Solid wood floor throughout. Neutrally decorated. Large double glazed bay window to front aspect. Feature fireplace.

Dining Room: Solid wood floor throughout.

Kitchen: Tiled flooring. A range of modern light wood wall and base units. Marble effect work surface. Electric oven and four ring gas hob. Freestanding dishwasher (the Landlord will not accept any responsibility for repairs should this be used by the tenant and if deemed irreparable it will not be replaced). Space for washing machine and fridge freezer. Double glazed windows to rear aspect.

Utility Room: Tiled flooring. Low level WC.

Back Gardens: Fully enclosed rear garden laid to shingle.

Stairs to First floor:

First Floor Landing:

Bathroom: Modern white bathroom suite comprising of low level WC, wash basin and kidney shaped bath with shower over. Tiled flooring. Double glazed frosted window to front aspect.

Bedroom One: Integrated wardrobes with windows to front aspect.

Bedroom Two: Double glazed windows to rear aspect. Radiator to wall.

Second Floor: Bedroom Three: Spacious attic room with velux windows allowing plenty of natural daylight.



A neatly presented three bedroom terraced property

Entrance Hall | Living Room | Dining Room | Kitchen | Utility Room | Three large Bedrooms | Modern bathroom suite | Garden | Gas Radiator heating | Double glazing | Parking for two vehicles

Located within easy walking distance of the town centre and local shops, is this three bedroom mid-terraced home benefiting from pleasant rear garden, driveway for two vehicles, gas central heating and double glazing.