



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.
Made with Metropix 102114

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	£790.00
Dilapidation deposit	£890.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **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 to the second set of traffic lights, taking the left turn into the B4100 Warwick Road. Continue to the first roundabout and turn right into Parklands.



113 Parklands
Banbury
Oxon
OX16 2TD

£790 pcm - Available end August



**Stanbra
Powell**

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DESCRIPTION:

Entrance Porch

Kitchen/dining area with black and white vinolay flooring. Tiled surround. Range of wooden effect wall and base units with work top. Electric cooker with gas hob. Space for washing and fridge freezer. Window to front aspect. Tripod light fitting to ceiling. Neutral colouring throughout. Radiator to wall.

Living room with double glazed sliding doors leading out to;

Conservatory with black and white vinolay flooring. Decorated in magnolia throughout. Vertical blinds.

Stairs leading to first floor

Master bedroom with radiator to wall. Ensuite shower room with electric shower; wash hand basin.

Main Bathroom: Wash hand basin; low level WC; bath with mixer tap shower connection over

Bedroom Two with fitted wardrobes and radiator to wall

Gas Radiator heating

Outside:

Double glazing

Off road parking

Enclosed Garden to rear



A well presented two bedroom property

Entrance Porch | Kitchen | Living room | Conservatory | Two bedrooms | Ensuite shower room | Family bathroom | Enclosed rear garden | Gas radiator heating | Double glazing | Off road parking for two vehicles

Situated in a cul-de-sac on the Popular Parklands Development which is located within walking distance of the Town Centre and to the Railway Station, is this deceptively spacious, well presented two bedroom property with enclosed rear garden.