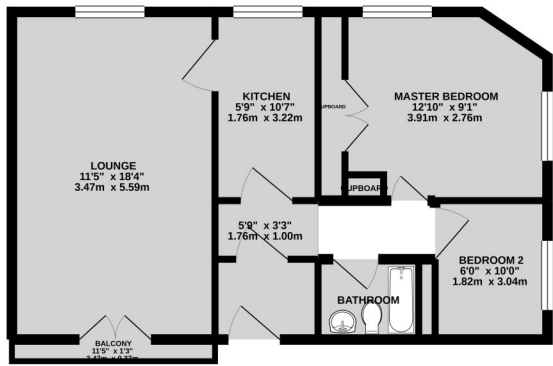


GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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	£950.00
Dilapidation deposit	£1050.00

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 south for a short distance along the Oxford Road. Take the first right turn into Crouch Street and continue to the T-junction. Upton Court can be found on the right hand corner of Crouch Street and Beargarden Road.



16 Upton Court
Banbury
Oxon
OX16 9PP

£950 pcm - Available beginning March



Stanbra Powell
Estate Agents
Valuers
Property Lettings





DESCRIPTION:

Communal front door with stairs leading to the first floor

Door to entrance Hall. beige coloured carpet; meter box

Airing Cupboard. beige colour carpet; decoration in magnolia; hot water tank

Lounge. beige coloured carpet; decoration In magnolia to two walls, and light green to other walls; radiator to wall; double glazed window to north aspect; also double glazed French sliding doors leading to south facing enclosed balcony

Kitchen. slate tiled flooring; with a range of base and wall units; marble effect work surface; stainless steel sink unit; boiler to wall; radiator to wall; double glazed window facing in a northerly direction (washing machine; fridge/freezer; dishwasher; *These items have been left by the Landlord and if deemed irreparable, will not be replaced by the Landlord) gas hob; electric oven

Bathroom. wood effect floor; radiator to wall; panelled kidney shaped bath with electric shower over; WC; hand wash basin; tile work surround; extractor fan to wall

Main bedroom. beige colour carpet; decoration in magnolia; with built in double wardrobe; radiator to wall; double glazed window facing in a northerly direction

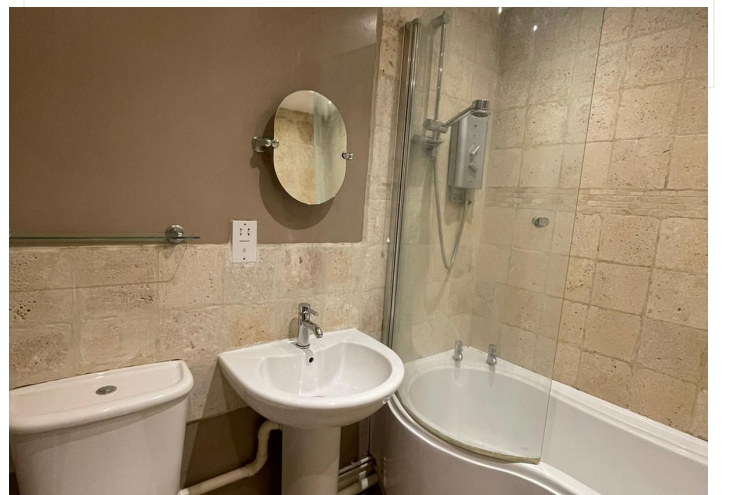
Bedroom Two; radiator to wall; beige colour carpets; three wooden shelves to corner

Outside:

Under cover carport for one vehicle and a further space for a car

Location

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.



Two bedroom apartment close to the Town Centre

Entrance Hall | Lounge | Kitchen | Bathroom | Two bedrooms | Under cover carport | Further parking space

A spacious and neatly presented unfurnished two bedroom apartment in an exclusive block a few minutes walk of Banbury Cross and the Town Centre. The property has the benefit of a carport and a car parking space.