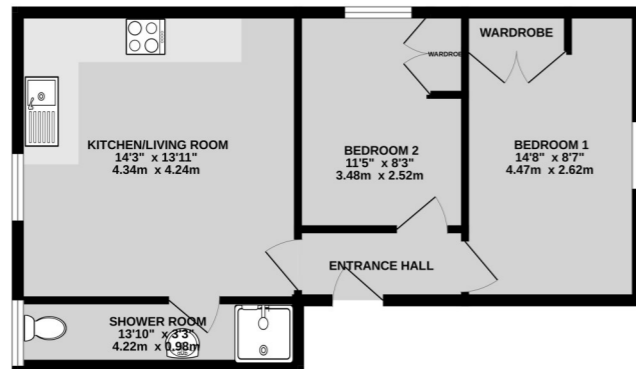


GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



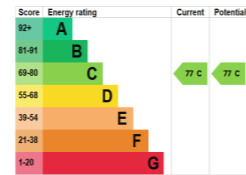
TOTAL FLOOR AREA: 480 sq.ft. (44.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is provided for general guidance only and should not be relied upon for any purpose other than that intended. The services, systems and appliances shown hereon are not tested and no guarantee is given as to their quantity or efficiency can be given.  
Issue with 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 £950.00

Deposit £1050.00

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—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.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)



Flat 6  
41 Middleton Road  
Banbury  
Oxon, OX16 3QR

£950 pcm - Available End of July



Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings



**DESCRIPTION:**

Wooden door leading to:

**Entrance Hall:** Wooden flooring throughout. Electric heater to wall. Intercom telephone system to wall. Smoke alarm to ceiling. Wooden door leading to:

**Open Plan Lounge/Kitchen Area:** Double glazed windows to front aspect. A range of white high gloss wall and base units. Marble effect worktop. Tile work surround. Electric hob and cooker. Freestanding fridge and washing machine. Stainless steel sink unit. Wooden door leading to:

**Shower Room:** Tiled flooring. Wash hand basin. Low level W.C. Heated towel rail to wall. Shower cubicle. Triton electric shower. Tile work surround. Double glazed windows to front aspect. Wooden door leading to:

**Bedroom Two:** Wooden laminate flooring throughout. Electric heater to wall. Wooden door leading to wardrobe. Double glazed windows to side aspect. Wooden door leading to:

**Master Bedroom:** Electric heater to wall. Double glazed windows to front aspect. Fitted wardrobe.

**This flat is on the second floor providing an expansive and spacious living area**



***A spacious and well presented two bedroom top floor apartment***

**Entrance Hall | Open Plan Lounge/Kitchen Area | Shower Room | Two Bedrooms | Off road parking for one vehicle**

Located within a 5 minute walk of Banbury Town Centre, a very well presented two bedroom top floor apartment with the benefit of off-road parking double glazing and electric panel heating throughout