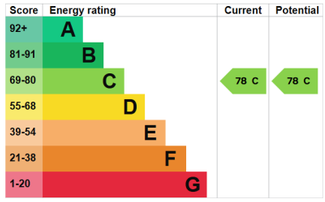
Holding Deposit— This will be restricted to £195. 00 (This will be part of the balance due when the lease is signed)

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	£850.00
Deposit	£950.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A **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.

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7C Park Close

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£850 pcm - Available Immediately

Stanbra Powell

Estate Agents
Valuers
Property Lettings

A neatly presented first floor open plan studio apartment

Entrance Hall | Shower Room | Open-Plan Kitchen/Lounge/Bedroom | Off-Road Parking

Located within a two minute walk of Banbury town centre, a neatly presented first floor open plan studio apartment with the benefit of off-road parking for one vehicle, gas radiator heating and double glazing. The property maintains many original features.

DESCRIPTION:

Wooden door leading to:

Entrance Hall: Neatly decorated throughout. Wooden door leading to:

Shower Room: Tile effect vinyl flooring. Wash hand basin. Low level W.C. High gloss integrated cupboard beneath. Heated towel rail to wall. Large shower cubicle. Extractor fan to ceiling. Enclosed light fitting to ceiling. Area leading through to:

Open-Plan Kitchen/Lounge/Bedroom Area: Windows to two aspects.

Kitchen Area: Wooden effect vinyl flooring. Wooden worktop. Gas hob and cooker. Space for washing machine. Stainless steel sink unit. Tile work surround. Extractor fan.