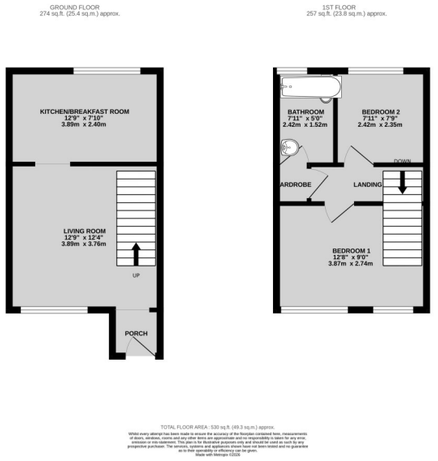
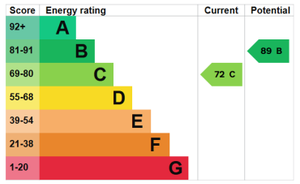


Holding Deposit— This will be restricted to £.250.00 (This will be part of the balance due when the lease is signed)

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	£1100.00
Deposit	£1260.00

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 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.

DIRECTIONS: From Banbury cross proceed north to the traffic lights and turn left into the Warwick Road. Continue along this road for approximately one mile passing North Oxfordshire Academy on the left hand side. At the large roundabout turn right into Highlands and take the third turning on the right

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

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rightmove.co.uk The UK's number one property website
OnTheMarket.com
arla | propertymark PROTECTED
The Property Ombudsman SALES



47 Glyndebourne Gardens

Banbury

Oxfordshire

OX16 1XW

£1100 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings







A well presented two bedroom property

Entrance Porch | Kitchen | Living Room | Two Bedrooms | Bathroom | Garden

Located to the North side of Banbury, a well presented two bedroom mid terrace property, with the benefit of double glazed windows and gas radiator heating throughout.

DESCRIPTION:

UPVC double glazed front door

Entrance porch

Living Room

Double glazed windows to front aspect.

Kitchen

A range of wood effect wall and base units with marble effect worktop. Inset stainless steel sink unit. Electric oven and hob. Space for washing machine and fridge. Double glazed windows to rear aspect.

Stairs to first floor to landing

Wooden door leading to airing cupboard

Bedroom Two

Double glazed window to rear aspect.

Bathroom

White suite comprising of bath with shower over, low level W.C. and wash hand basin. Double glazed window to front aspect.

Master Bedroom

Double glazed window. Radiator to wall.

Garden

Area laid to lawn.

Garage with up and over door to the rear block.







