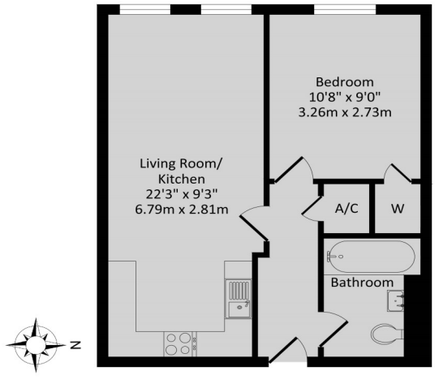
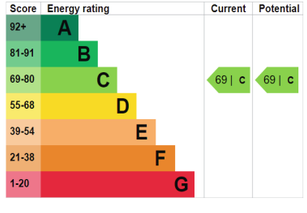


TOTAL APPROX. FLOOR AREA 412 sq.ft. (38.30 sq.m.) approx.

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.

Holding Deposit— This will be restricted to £240 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	£1045.00
Dilapidation deposit	£1205.00

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 down Banbury High Street turning left into the pedestrianised area. Follow this around to Broad Street.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk

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



Apartment 10
60-62 The Grand
Broad Street
Banbury
Oxon, OX16 5BL

£1045 pcm - Available Mid December



Stanbra Powell

Estate Agents
Valuers
Property Lettings







A well presented one bedroom second floor apartment finished to a high specification

Entrance Hall | Kitchen/Living Area | Bedroom | Bathroom

The Grand enjoys a town centre location having immediate access to an array of amenities and is also within walking distance of the railway station.

DESCRIPTION:

Wooden front door leading to:

Entrance Hall: Wooden laminate flooring throughout. Wooden door leading to:

Bedroom: Laminate flooring throughout. Double glazed windows to side aspect. Wall light fittings. Wooden door leading to:

Living Area: Wooden laminate flooring throughout. Double glazed windows to two aspects. Wall light fittings. Main light fitting to ceiling. Area leading through to:

Kitchen: Wooden laminate flooring throughout. Spot light fittings to ceiling. Range of high gloss white wall and base units. Fitted electric hob and cooker. Fridge freezer. Washing machine. (to be confirmed) Wooden door leading to:

Bathroom: Tiled floor to ceiling. Fitted mirror. Integrated wash basin. Bath. Tile work surround. Mixer tap shower connection. WC.

The development enjoys a large communal outdoor space consisting of decking area, together with sheltered bike stores and secured gated access to both front and rear of the development.

All apartments benefit from water meters. Communal bin store. Bicycle racks.





