



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:

UPON SIGNING THE LEASE

First months rent in advance £950.00

Dilapidation deposit £1050.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: C **LOCAL AUTHORITY:** Cherwell District Council

Important Notice - 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 second set of traffic lights, taking the left turn into the B4100 Warwick Road. Continue to the first roundabout and turn right into Parklands.

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



53 Parklands

Banbury

Oxon

OX16 2SY

£950 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



Entrance Hall

Kitchen: Comprehensive range of white, high gloss fronted wall and base units with complementary tiling to splashback areas and ample work surfaces. Integrated four ring gas hob with stainless steel double oven and grill under. Space for washing machine and fridge.

Living room: Newly fitted carpet and newly decorated. Double glazed windows. Sliding patio doors giving access to garden.

Landing: Access to loft. Small cupboard.

Master bedroom Double glazed windows. Radiator to wall

Bedroom two Double glazed windows to rear aspect. Radiator to wall.

Bedroom three Radiator to wall.

Bathroom: Modern white suite comprising of panelled bath with shower over, pedestal hand basin and low level WC. Complementary tiling to splashback areas. Tile effect vinyl floor.

Garden: Fully enclosed rear garden. Areas laid to lawn and patio areas.

Driveway giving off road parking leading to;

Integral garage with up and over door.



An immaculate semi detached house located on a sought after development within easy access of an array of amenities.

Entrance Hall | Modern fitted kitchen | Living room | Three bedrooms | Bathroom | Garden to rear | Double glazing | Off road parking | Gas radiator heating | Garage

Having been newly refurbished to a high specification an immaculate three bedroom semi detached house complemented by a private rear garden, enjoying a cul-de-sac location.