



GROUND FLOOR
APPROX. FLOOR
AREA 256 SQ. FT.
(23.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 254 SQ. FT.
(23.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 509 SQ. FT. (47.3 SQ.M.)

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 tenant.

Epc E

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	£79500
Dilapidation deposit	£895.00

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 plants 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 along the High Street and into George Street; continue over the traffic lights to the next set of lights and take the righty over the Railway Bridge and onto the Middleton Road. Continue along this road and take the right turn onto Priory Vale Road and Princehorpe Drive is the second turning on the left.



65 Princethorpe Drive
Banbury
Oxon
OX16 4FN

£795 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





DESCRIPTION:

Ground Floor:

Entrance Hall accessed via UPVC front door. Wooden effect vinyl flooring.

Living room: Laminate floor. Electric warm-air heating. TV attachment to wall. Understairs storage cupboard housing electrics for warm-air and underfloor heating.

Kitchen: A range of modern light wood wall and base units with wood effect work top. Electric oven and hob. Stainless steel extractor fan over. Inset stainless steel sink unit. Tile work surround. Space for washing machine.

First Floor:

Master bedroom: Laminate floor. Double glazed windows. Electric heater to wall.

Bedroom Two: Electric heater to wall. Double glazed window.

Cupboard housing hot water tank

Bathroom: White suite comprising of enclosed shower cubicle, wash basin and low level Wc. Frosted double glazed windows.

OUTSIDE:

Garden to rear mainly laid to lawn

Parking to the front for two vehicles



A well presented two bedroom property

Entrance Hall | Living room | Kitchen | Two bedrooms | Bathroom | Enclosed rear garden

Located in this popular cul-de-sac within close proximity of many amenities, a well presented two bedroom end terraced house with the benefit of enclosed rear garden and parking for two vehicles.