

EPC Pending

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	£795.00
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 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 east through the High Street and into George Street; at the second set of traffic lights take the left turn into Cherwell Street and at the next set of traffic lights take the right turn into Bridge Street and at the first mini-roundabout take the left turn into Waterloo Drive. Continue on this road, passing through the development which leads into Broome Way, left turn into Cockington Green, right into Fowler Road. Continue along this road and Longworth Close can be found on the right hand side.

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40 Longworth Close

Banbury

Oxon

OX16 3WN

£795 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Wooden front door leading to:-

Entrance Hall: Newly laid carpet. Newly decorated throughout. Smoke alarm to ceiling. Light Fitting. Electric heater to wall. Wooden door with chrome handle leading to:-

Large Storage Cupboard: Housing hot water tank. White painted wooden door leading to:-

Bathroom: Wooden effect flooring in new condition. Tiled throughout in new condition. Shaver light socket. Wash hand basin with cabinet beneath. W.C. Bath. Electric shower over. Double glazed window. Enclosed light fitting. One electric heater. Wooden door leading to:-

Master Bedroom: Good sized double room. Double glazed windows to front aspect. Electric storage heater to wall. Integrated wardrobes. One light fitting. Wooden door leading to:-

Bedroom Two: Larger than average single room. Electric storage heater. Double glazed windows to front aspect. Wooden door leading to:-

Lounge/Dining Area: Newly laid carpet. Double glazed windows to three aspects. Double glazed French doors making the room light and airy. Electric storage heater to wall. Archway through to kitchen. Newly fitted kitchen. Modern grey high polish range of cupboards and units. Electric hob and cooker. Space for washing machine and fridge. Electric heater to wall. Strip light fitting. Stainless steel sink unit. Tile work surround.



A newly presented two bedroom second floor apartment

Entrance Hall | Storage Cupboard | Lounge/Dining Area | Bathroom | Two Bedrooms

Located to the eastern side of Banbury Town Centre within easy access of M40 and walking distance of the railway station and town centre