

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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	£850.00
Dilapidation deposit	£950.00

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 T-junction turn left into Lower Cherwell Street and immediately right over the railway bridge. Take the first turn left into Waterloo Drive and continue all the way round into Cockington Green and continue on taking the left turn into Grimsbury Green, first left into Dean Close and continue to the end where there is a large carpark and Ivatt Walk is adjacent.

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



32 Ivatt Walk
Banbury
Oxon
OX16 3WE

£850 pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to:

Entrance Hall: Electric storage heater to wall.

Stairs to First Floor:

Door leading to:-

Open Plan Lounge/Dining Area: Newly laid wooden laminate flooring. Double glazed windows to three aspects allowing plenty of natural daylight. Wood burning stove (to be confirmed if useable) Cupboard to understairs allowing for plenty of storage.

Kitchen: Wooden laminate flooring throughout. Range of new wall and base units. Marble effect worktop. Integrated fridge/freezer. Electric hob and cooker. Newly fitted Indesit washing machine. Space for dishwasher. Double glazed windows to front aspect. Stainless steel sink unit. Strip light fitting to ceiling.

Stairs to Second Floor

Second Floor Landing: Electric storage heater.

Cupboard: Housing hot water tank and shelving

Separate W.C: Tile effect vinyl flooring. Double glazed window to front aspect.

Master Bedroom: Double glazed windows to front aspect.

Bedroom Two: Larger than average single room. Double glazed windows to rear aspect.

Bathroom: Tile effect vinyl flooring. White bathroom suite. One electric shower to wall. Shower screen. Wash hand basin. Double glazed frosted window. Electric heater to wall. Enclosed light fitting.

Off road parking for two vehicles



A newly presented two bedroom maisonette with the benefit of electric heating and double glazing and off road parking for two vehicles

Entrance Hall | Open plan Living/Dining Area | Kitchen | Separate W.C. | Two Bedrooms | Bathroom

Located to the East side of town within easy access to junction 11 Banbury M40 and railway station