



GROUND FLOOR FLAT
TOTAL FLOOR AREA: 280 sq ft (26.0 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the particulars contained herein, measurements, descriptions or other information is given for general guidance only and should not be relied upon for any particular purpose. The tenant is responsible for checking the accuracy of the particulars and for their own use. Measurements are to the internal face of walls and doors are to the top of the door frame.

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 £750.00

Dilapidation deposit £850.00

This property is let and managed by Stanbra Powell

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A 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 east along the High Street and continue into George Street. At the second set of traffic lights turn left into Lower Cherwell Street and second right crossing over the railway bridge into the Middleton Road. Continue along this road and take the third left into West Street and first right into South Street. The property can be found on the right hand side.

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

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Ground Floor Flat
20a South Street
Banbury
Oxon
OX16 3LB

£750 pcm - Available 16th June 2022



Stanbra Powell

Estate Agents
Valuers
Property Lettings





Entrance via a Communal front door and on to property front door. Hallway with carpeted understairs cupboard. Central Ceiling light with grey shade.

Inner Carpeted hallway with central light and grey shade leading to:-

Living Room: Grey carpet and decoration in light grey emulsion. Double glazed windows with Venetian blind to rear aspect overlooking rear garden. Central light fitting with grey shade. Gas radiator to wall. Outlet points.

White bathroom suite comprising of panelled bath with shower over. Shower screen, low level WC and washbasin. Tile work surround. Frosted double glazed window. Wood effect vinyl floor. Combination boiler for domestic hot water and central heating. Extractor fan. Gas radiator to wall.

Bedroom: Grey carpet and decoration in grey emulsion. Double glazed window to front aspect allowing plenty of natural sunlight. Venetian blind. Central light fitting with grey shade. Gas radiator to wall. Outlet points.

Kitchen: Grey wood effect vinyl flooring and decoration in grey emulsion. A range of modern light wood, wall and base units with marble effect work top. Electric oven with halogen hob. Inset stainless steel sink with drainer. Tile work surround. White washing/drying machine and refrigerator. Outlet points.

Cupboard understairs.

UVPC double glazed rear door leading from kitchen to private enclosed south facing garden with gate to private parking space. Large area laid to shingle. Paving and a range of small bushes and shrubs.



An immaculately presented one bedroom apartment

Communal Entrance Hall | Kitchen | Living room | Bedroom | Bathroom | Gas radiator heating | Double glazing | Off road parking | Enclosed garden to rear

Conveniently located within walking distance of many amenities and close to the M40 Motorway Junction 11, a well proportioned, newly decorated ground floor one bedroom apartment. The property benefits from gas radiator heating, enclosed rear garden and off road parking.