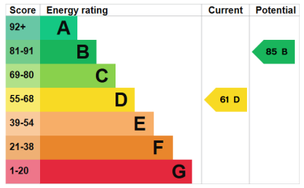
Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

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	£900
Deposit	£1000

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A 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.

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Flat 3, 21 Marlborough Road

Banbury

Oxfordshire

OX16 5DB

£900 pcm - Immediately

Stanbra Powell

Estate Agents
Valuers
Property Lettings



A well presented one bedroom first floor apartment

Entrance Hallway | Bedroom | Bathroom | Living Area | Kitchen

Located to the centre of town, within walking distance of the Town Centre and Railway Station, a well presented first floor one bedroom apartment, with the benefit of electric heating and single glazed windows throughout.

DESCRIPTION:

Wooden front door leading to:

Entrance Hallway

Wooden laminate flooring throughout. Wooden door leading to:

Bedroom

Electric radiator to wall. Single glazed windows to rear aspect. Light fitting to ceiling. Bed, wardrobe and chest of drawers are included in the property. Wooden door leading to:

Bathroom

Tile effect flooring. Heated towel rail to wall. Wash hand basin. W.C. Shower over bath. Extractor fan to wall. Light fitting to ceiling. Archway leading through to:

Living Area

Wooden laminate flooring throughout. Feature wall. Electric heater to wall. Single glazed windows to front aspect allowing plenty of natural light. Light fitting to ceiling. Cupboard to corner of room.

L-shaped sofa, T.V. wall unit and set of table and chairs, all of which are included in the property. Wooden door leading through to:

Kitchen

Wooden laminate flooring throughout. Fully fitted Galley style kitchen with feature brick wall. Marble effect worktop and splash back with sink unit. Kitchen also includes electric oven and hob. Integrated washing machine and fridge. Spotlight fittings to ceiling. Single glazed windows to front aspect. Electric heater to wall.



