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	£850.00
Dilapidation deposit	£950.00

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 plants supplied are for general guidance only and are not to scale. All dimentions 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 Stanbra Powell proceed south on the Oxford Road and upon reaching St John's Roman Catholic Church (approx. 300 yards, take the left turn into St John's Road; continue to the junction taking the right turn to Old Parr Road and immediately left into Old Parr Close

15 Old Parr Close
Banbury
Oxon
OX16 5HY
£850 pcm   -   Available end March

Stanbra Powell | Estate Agents
Valuers
Property Lettings

UPVC double glazed front door leading to:-

Entrance Hall:

Modern laminate flooring throughout. Radiator to wall. Smoke alarm to ceiling. Light fitting. Wooden door leading to large storage cupboard.

Wooden door leading to:-

White bathroom suite comprising:

Tiled flooring. Bath with shower over, washbasin and low level WC. Tile work surround. Double glazed window to side aspect. Heated towel rail to wall. Light fitting to ceiling. Wooden door leading to:- Airing Cupboard.

Bedroom Two:

Newly fitted carpet. Radiator to wall. Double glazed windows to rear aspect overlooking rear garden. Newly fitted blinds. Fitted wardrobe.

Master Bedroom:

Double room. Newly laid carpet. Radiator to wall. Double glazed windows to rear aspect. Blind. Integrated double wardrobes allowing plenty of storage. Light fitting to ceiling.

Living Area: Newly fitted wooden laminate flooring throughout. Newly decorated. Radiator to wall. Light fitting to ceiling. Double glazed windows to front aspect allowing plenty of natural light. Newly fitted blinds.

Kitchen:

Tiled flooring. Range of modern wall and base units. Stainless steel sink unit. Electric cooker and hob. Space for washing machine, fridge and freezer. Double glazed windows to front aspect. Combination boiler to wall. Tile work surround. Marble effect worktop.

A newly presented two bedroom ground floor maisonette

Entrance Hall | Living Area | Kitchen |Bathroom | Two Bedrooms | Gas radiator heating | Double glazing

Within a five minute walk of Banbury Town Centre and easy access to J11 of the M40 and railway station, a deceptively spacious two bedroom maisonette which has been refurbished to a high standard throughout,