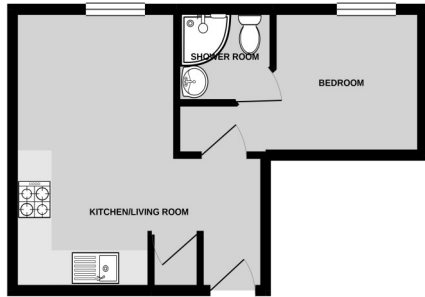


GROUND FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



EPC B

TOTAL FLOOR AREA: 276 sq.ft. (25.7 sq.m.) approx.  
This information is provided for general guidance only and should not be relied upon as a statement of representation or fact. 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.

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** £650.00

**Dilapidation deposit** £750.00

**This property is let and managed by Stanbra Powell**

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:** 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 along the high Street taking the first right onto Calthorpe Street. The property can be found on the right hand side.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)



14 The Counting House

Calthorpe Street

Banbury

Oxon

OX16 5AA

**£650 pcm - Available End May**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





Entrance Hall: Neutrally decorated. RCD unit to wall.

Intercom telephone system to wall.

Cupboard housing hot water tank.

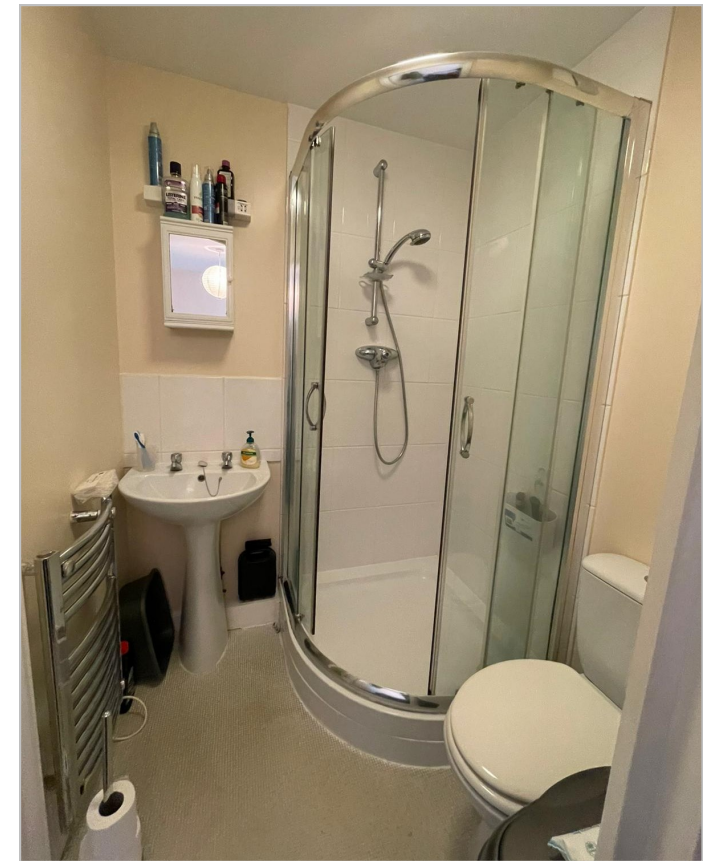
Kitchen Area: Wood effect vinyl floor. A range of light wood wall and base units. Marble effect work top. Inset stainless steel sink unit. Integrated oven and hob. Extractor fan. Washing machine and fridge. Spotlight fittings to ceiling.

Living area: Grey carpet. Double glazed window to rear aspect. Electric heater to wall. Wall light fittings.

Bedroom: Neutrally decorated. Electric heater to wall. Double glazed windows to rear.

Shower Room: Enclosed shower cubicle, low level WC and washbasin. Mirrored cabinet to wall. Vent to wall. Heated towel rail.

Please note: This property is part furnished to include double bed, two chests, bedside table, fridge, washing machine, oven, and coffee table.



## *A neatly presented part-furnished one bedroom apartment*

**Entrance Hall | Open plan Kitchen/Living area | Bedroom | Shower room**

Located in the heart of Banbury Town Centre, a neatly presented first floor one bedroom apartment.