



**1 Cross Keys Court, Brackley**  
**£795 pcm**

- ❖ Stone Built End Terrace Property
- ❖ Easy Walking Distance To Town
- ❖ Fitted Kitchen, Lounge/Dining Room
- ❖ Two Double Bedrooms, Bathroom
- ❖ Fitted Wardrobe In Master Bedroom
- ❖ Enclosed Courtyard Garden
- ❖ Allocated Parking For One Vehicle
- ❖ Available February 2020
- ❖ EPC Energy Rating : - E
- ❖ Holding Deposit : - £183.00

# 1 Cross Keys Court, Brackley, Northamptonshire, NN13 6PH

**A modern stone built end of terrace property within easy walking distance of the town centre. The property offers a hallway, fitted kitchen, lounge/dining room, two double bedrooms and a family bathroom with a fully enclosed courtyard garden at the rear and a single parking space adjacent to the boundary.**

**LOCATION:** The Town of Brackley lies between Banbury in North Oxfordshire and Buckingham. The town offers many facilities including Supermarkets, Doctors, Dentists, Schooling and a Swimming Pool. Further facilities can be found in Banbury. The Town is conveniently located for the A43 providing access for the M1 and M40. Railway services can be found at Banbury and Bicester (London Marylebone).

**ACCOMMODATION:** Entrance Hall, Kitchen, Lounge/Dining Room, Two Bedrooms and Bathroom.

**ENTRANCE HALL:** Upvc front door. Electric heater. Tiled floor. Stairs leading to first floor.

**KITCHEN:** 9' 9" x 5' 10" (2.99m x 1.78m) Upvc window to front. Range of wall and floor units. Stainless steel sink unit with drainer and mixer tap. Electric oven, induction hob with extractor over. Plumbing for washing machine. Space for fridge/freezer. Tiled floor.

**LOUNGE/DINING ROOM:** 14' 10" x 12' 0" (4.53m x 3.67m) Upvc fully glazed door to rear. Upvc window to rear. Electric heater. TV point. Telephone point. Beige fitted carpet. Under stairs storage cupboard



**BEDROOM ONE:** 12' 0" x 9' 8" (3.67m x 2.95m) Upvc window to rear. Electric heater. Beige fitted carpet.



**BATHROOM:** Upvc window with obscure glazing to side. 3pce white suite comprising, panelled bath with shower over, pedestal wash hand basin and low level W.C. Laminate flooring.

**BEDROOM TWO: 8' 11" x 8' 11" (2.73m x 2.72m)** Upvc window to front. Electric heater. Built-in storage cupboard. Fitted wardrobe with sliding mirror doors. Beige fitted carpet.

**REAR GARDEN:** Fully paved. Enclosed by stone wall. Timber fencing with gateway leading to parking.



## TENANT FEES

**HOLDING DEPOSIT:** A holding deposit equivalent to 1 weeks rent is payable upon the start of the application.

**SUCCESSFUL APPLICATIONS:** Any holding deposit will be offset against the initial rent and deposit, with the agreement of the payee.

**FAILED APPLICATIONS:** A holding deposit will not be refunded in circumstances where the tenant withdraws, fails a Right to Rent check or provides false or misleading information that materially affects their suitability to rent the property.

**FEES PAYABLE IN ACCORDANCE WITH THE TENANTS FEE ACT 2019 :** Additional charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.

**TENANCY AGREEMENT:** An Assured Shorthold Tenancy Agreement will be drawn up and must be signed by all tenants. A tenant is any person over the age of eighteen years, residing in the property on a permanent basis. This Agreement is a legally binding document. Anyone entering into this legal Agreement must be aware of the responsibilities and liabilities involved. If you are unsure, please take legal advice.

**ANTI-MONEY LAUNDERING:** To comply with anti-money laundering regulations, Bartram & Co have to be satisfied as to the identity, residency status and right to reside of all tenants. Failure to provide the requested documentation will affect your ability to rent the property.

**CLIENT MONEY PROTECTION:** Bartram & Co are members of SAFEagent and provide full client money protection. <https://safeagents.co.uk/for-agents/client-money-protection/>

**REDRESS SCHEME:** Bartram & Co are members of the Property Redress Scheme. <https://www.theprs.co.uk/consumer/members/>

**VAT – All fees quoted are inclusive of VAT at the prevailing rate**

Notes:

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of **Bartram & Co** has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property.