



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 Now
- ❖ EPC Energy Rating : - E
- ❖ Holding Payment : - £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 radiator. 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 radiator. 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 radiator. Beige fitted carpet.

BATHROOM: Upvc window with obscure glazing to side. 3pce white suite comprising, panelled bath with shower over, chrome ladder radiator, 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 radiator. 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 PAYMENT: A holding payment 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:

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