



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.

#### UPON SIGNING THE LEASE

First months rent in advance £950.00

Dilapidation deposit £1050.00

This property is let and managed by Stanbra Powell

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

**CURRENT COUNCIL TAX BANDING:** A **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 south on the Oxford Road to St Johns Church; turn left into St Johns Road and second right into Calthorpe Road.

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)



Studio Apartment  
3 Calthorpe Road  
Banbury  
Oxon  
OX16 5HS

**£950 pcm - Available Immediately**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings



UPVC double glazed front door leading to:

Entrance Hall with gas boiler to wall

Stairs leading to first floor. Storage cupboard

Wooden door leading to main entrance hall: Radiator to wall, smoke alarm to ceiling and chandelier style light fitting.

White painted wooden door leading to: shower room: Tiled flooring throughout, low level WC, wash basin and shower cubicle with electric shower. Radiator to wall. Frosted double glazed window. Light and extractor to ceiling. Mirrored cabinet to wall.

Airing cupboard housing integrated washer/dryer.

Kitchen Area: Tile effect vinyl floor. A range of modern wall and base units and marble effect work surface. Tile work surround. Integrated fridge/freezer. Oven and four ring electric hob. Inset stainless steel sink unit. Double glazed window to front aspect.

Living area: Neutrally decorated. Double glazed window to front aspect. Two seater sofa. Table and chairs. TV.

Bedroom with double bed and two bedside units. Mirror fronted sliding wardrobes. Radiator to wall. Storage to eaves. Double glazed window to front aspect.

Off road parking for one vehicle.



## *A neatly presented studio apartment*

Within walking distance of the town centre a very well presented studio apartment with the added benefit of gas radiator heating and double glazing.

Rent to include heating, water and TV License. Tenant to pay electricity and council Tax.