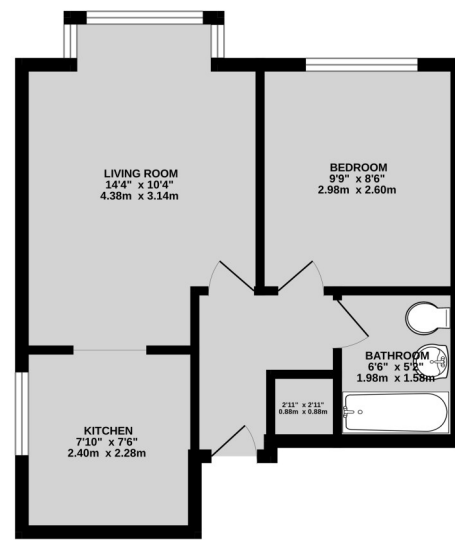


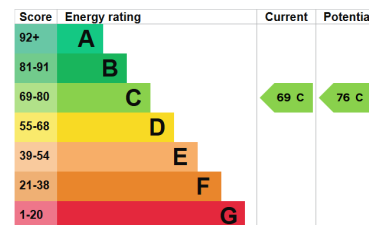


Holding Deposit— This will be restricted to £100. 00 (This will be part of the balance due when the lease is signed)

Once taken, Stanbra Powell have 15 days to make a decision. If the tenancy does not go ahead (other than for a reason de-tailed 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 £850

Dilapidation deposit £950

This property is let by Stanbra Powell and managed by the Landlord thereafter.

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 state-ment 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 measure-ments and floor plans supplied are for general guidance only and are not to scale. All dimensions and compass positions are ap-proximate 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 east through the High Street and into George Street. Take second right turn into Britannia Road.

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

Tel: 01295 221100 Fax: 01295 224805 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk



27 Cameron Court
Britannia Road
Banbury
OX16 5EJ

£850 pcm - Available mid August



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



A neatly presented one bedroom apartment

Entrance Hall | Airing cupboard | Bathroom | Living room | Kitchen | Bedroom | Single and secondary glazing | Electric heating | Off road parking

Conveniently located within walking distance of the town centre, railway station, Hospital and supermarkets, is this well proportioned third floor one bedroom apartment. The property benefits from private parking, single glazed windows and electric heating.

DESCRIPTION:

Entrance Hall: Intercom telephone system to wall

Airing cupboard housing hot water tank

Bathroom: Wash hand basin, low level WC and bath

Living room: Beige carpet. Large bay window. Electric heater to wall.

Kitchen: Range of wall and base units and wood effect work surface. Electric hob and cooker with extractor hood. Inset stainless steel sink unit.

Bedroom: Beige carpet. Storage heater to wall. Window to front aspect with secondary glazing.

This property is suitable for a single professional couple with no pets or children.

Location:

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.

