

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.

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.

#### UPON SIGNING THE LEASE

First months rent in advance £895.00

Dilapidation deposit £995.00

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:** B **LOCAL AUTHORITY:** Cherwell District Council

**DIRECTIONS:** From Banbury Cross, proceed along North Street. At the second set of traffic lights, take the left onto B4100 Warwick Road. Continue along this road and at the roundabout, take the left onto Orchard Way and Wimborne Avenue is the first turning left.

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

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# Stanbra Powell

Estate Agents  
Valuers  
Property Lettings

14 Wimborne Avenue

Banbury

Oxon

OX16 0DG

**£895 pcm - Available To be confirmed**



### DESCRIPTION:

Entrance Hall; wooden laminate flooring throughout; radiator to wall

Cupboard under stairs housing meters

Lounge; radiator to wall; window to front aspect

Kitchen; range of modern wall and base units; fitted freezer; Fridge; sink unit; dishwasher; gas hob; double oven; additional sink with space for fridge freezer and washing machine; spotlights to ceiling; laminate flooring throughout

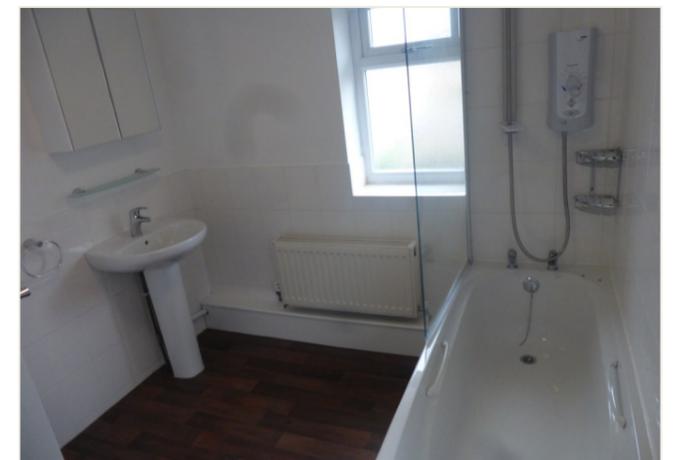
Three good sized bedrooms

Bathroom; WC; Basin; electric shower over bath; radiator to wall

### Outside:

Off road parking for two vehicles

Enclosed garden to rear with brick built shed



## *A neatly presented three bedroom property*

**Entrance Hall | Lounge | Kitchen | Three bedrooms | Bathroom | Off road parking for two vehicles**

Refurbished approximately two years ago, a neatly presented three bedroom property located on the outskirts of the town centre. The property benefits from double glazing, gas radiator heating and off road parking for two vehicles.