

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Should you wish to proceed with the tenancy of this property, the following charges would apply:

First months rent in advance	£925.00
Dilapidation deposit	£1025.00

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: A LOCAL AUTHORITY: Cherwell District Council

Important—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 east along the High Street and continue in George Street. Turn left into Lower Cherwell Street and turn right at the traffic lights and proceed over the railway bridge. At the next set of traffic lights, take the right turn into Merton Street.

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

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Flat 6 Aston House
Merton Street
Banbury
Oxon, OX16 4RU

£925 pcm - Available Mid-March



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

UPVC double glazed front door leading to :

Entrance Hall: Grey wooden effect vinyl flooring. Newly decorated throughout. Spot light fittings to ceiling. Radiator to wall.

Stairs to First Floor:

First Floor Landing: Spot light fittings to ceiling.

Living Room: Double glazed windows to front aspect. Radiator to wall.

Kitchen/Dining Area: Wooden effect flooring. A modern range of wall and base units. Marble effect worktop. Stainless steel sink unit. Fridge Freezer. Dishwasher. Washing machine. Electric cooker and hob. Tile work surround. Double glazed windows to rear aspect overlooking private parking.

Stairs to Second Floor: Loft access to ceiling.

Master Bedroom: Radiator to wall. Windows to front aspect.

Bedroom Two: Electric heater to wall. Double glazed windows to rear aspect. Blind to window.

Bathroom: Tiled flooring. Large shower cubicle. Electric Mira shower to wall. Tile work surround. Wash hand basin. W.C. Heater to wall. Light fitted. Window to rear aspect.

Large storage cupboard.

Allocated Off Road Parking



A well presented two bedroom maisonette

Entrance Hall | Living Room | Kitchen/Dining Area | Two Bedrooms | Bathroom | Allocated off Road Parking

Located to the east side of Town within a five minute walk of the Town Centre, a well presented two bedroom maisonette with the benefit of allocated off road parking, electric radiator heating and double glazing