

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	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:

UPON SIGNING THE LEASE

First months rent in advance £675.00
Dilapidation deposit £775.00

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. Take the third left turn into St Johns Road and continue to the T junction. Turn right into Old Parr Road and the development can be found on the right had side. Turn right through the Archway into the car park and the property can be found on the right hand side up a flight of steps.

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

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23 Old Parr Road
Banbury
Oxon
OX16 5HT

£675pcm - Available Immediately



**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings



UPVC front door leading to:

Kitchen: A range of wood wall and base units. Marble effect work top. Single drainer sink unit. Oven and electric cooker. Storage heater. Plumbing for washing machine. Wood effect vinyl floor.

Hall

Bathroom with panelled bath, low level WC and washbasin. Tile work surround.

Living room/Bedroom: Beige carpets. Decorated in magnolia emulsion. Storage cupboard. Airing cupboard housing immersion heater. One storage heater to wall.



A neatly presented one bedroom home

Living room/Bedroom | Kitchen | Bathroom | Parking space | Storage heaters | Double glazing

Located within a five minute walk of Banbury Town Centre, a well presented one bedroom apartment. The property benefits from double glazing, and parking to the rear.