



TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 5/2019

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.

EPC—Pending

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

First months rent in advance	£1250.00
Dilapidation deposit	£1350.00

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

**CURRENT COUNCIL TAX BANDING: B 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 plants 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 along South Bar, continuing onto the Oxford Road. Proceed over three sets of traffic lights and take the left hand turn into High Town Road. Take the following right onto Hightown Gardens and Hightown House is situated on the right hand side.**

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

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13 Hightown House  
 Hightown Gardens  
 Banbury  
 Oxon  
 OX16 9GG

£1250 pcm - Available 18th July



**Stanbra Powell**

Estate Agents  
 Valuers  
 Property Lettings



## DESCRIPTION:

Communal entrance Hall with lift

Wooden front door leading to: **Hallway** with double doors leading to cupboard for storage. Wood effect vinyl floor. Neutrally decorated.

Wooden door leading to **main bathroom** Tiled to floor. White suite comprising of bath with shower over, low level WC and wash hand basin.

### **Large open plan kitchen/living area:**

**Kitchen:** A range of modern white wall and base units with chrome handles. Marble effect work surface. Integrated fridge/freezer and dishwasher. Inset stainless steel sink unit. Stainless steel extractor fan over gas hob. Stainless steel splashback. Double glazed window to side aspect.

**Living room Area:** Wood effect laminate floor. Window to side aspect and Juliette balcony.

### **Cupboard**

**Bedroom Two:** Neutrally decorated. Large double glazed window to side aspect.

**Bedroom One:** Neutrally decorated. Double glazed window to rear aspect. Door leading through to: En-suite comprising of large shower cubicle, low level WC and wash hand basin. Double glazed frosted window.

### **Parking**

### **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.



## *A neatly presented two bedroom apartment*

**Entrance Hall | Living room/Kitchen | Cupboard | Bathroom | Bedroom One with Ensuite | Bedroom Two | Main Bathroom | Gas radiator heating | Double glazing | Off road parking**

Located in a cul-de-sac position, providing good size accommodation throughout, a neatly presented two bedroom apartment with the benefit of double glazing, gas radiator heating and parking.