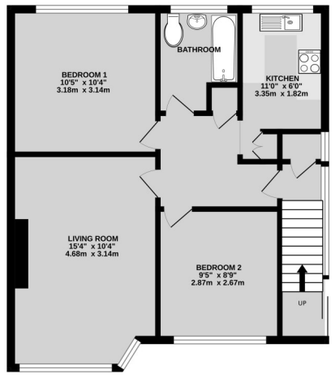
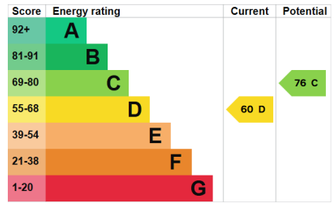
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Holding Deposit— This will be restricted to £250. 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	£1100.00
Deposit	£1260.00

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 north to the traffic lights taking the left turn into the Warwick Road. Continue on this road and take the second right turn into Neithrop Avenue and continue up

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

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64 Pinhill Road

Banbury

OXON

OX16 2NQ

£1100 pcm - Available Immediately



Stanbra Powell

Estate Agents
Valuers
Property Lettings







A well presented two bedroom maisonette.

Entrance porch | Hallway | Living room | Kitchen | Two bedrooms | Bathroom | Good size rear garden | Garage | Gas radiator heating | Double glazing

Located in a quiet cul-de-sac within walking distance to the town centre is this well presented first floor two bedroom maisonette offering a garage and a good size rear garden.

DESCRIPTION:

Sliding double glazed door into the entrance porch with stairs rising to the first floor. Cupboard housing a gas boiler. Through to the entrance hallway with laminate wood flooring, loft access and cupboard housing hot water tank.

Good size living room with bay window.

Two double bedrooms.

Kitchen with a range of base and eye level units, roll top work surfaces, space for a washing machine and fridge/ freezer. Built in cooker with 4 ring electric hob and extractor hood above. Built in stainless steel sink unit. Tile splash backs. Cupboard housing modern trip switch fuse box.

Family bathroom comprising of a three piece white suite with panel bath with power shower over, wash hand basin, low level WC. Built in storage.

Outside:

Garage with double wooden doors. Power and light are connected.

In front of the garage is a driveway for one vehicle.

Garden with patio area and the rest is laid to lawn and enclosed by timber panel fencing.

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.







