

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	£850.00
Dilapidation deposit	£950.00

**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 north to the main traffic lights at the crossroads and turn left into the Warwick Road. Continue to the second roundabout and turn right into Ruscote Avenue. Sinclair Avenue is the first left turn and the property can be found on the right hand side.

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

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4 Sinclair Avenue  
Banbury  
Oxon  
OX16 1DW

**£850 pcm - Available Immediately**



**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





## DESCRIPTION:

UPVC double glazed front door leading to:-

### **Entrance Hall:**

Wooden laminate flooring Radiator to wall. Light fitting to ceiling. Wooden door leading through to:-

### **Living Room:**

Wooden laminate flooring throughout. Radiator to wall. Double glazed windows to front aspect. Electric fireplace with surround. Wooden door leading to:-

### **Kitchen/Dining Area:**

Tiled flooring throughout. Radiator to wall. Range of modern cupboards and units. Electric cooker and hob. Space for washing machine and fridge freezer. Large cupboard under stairs. Double glazed windows to rear aspect. Archway leading through to:-

### **Utility Area:**

Wooden laminate flooring throughout. Double glazed windows and doors.

### **Stairs to First Floor:**

### **First floor Landing:**

Wooden door leading to:-

### **Bathroom:**

Wooden effect vinyl flooring. Wash hand basin. W.C. Bath with mixer tap and shower connection. Wooden door leading to:-

### **Second Bedroom:**

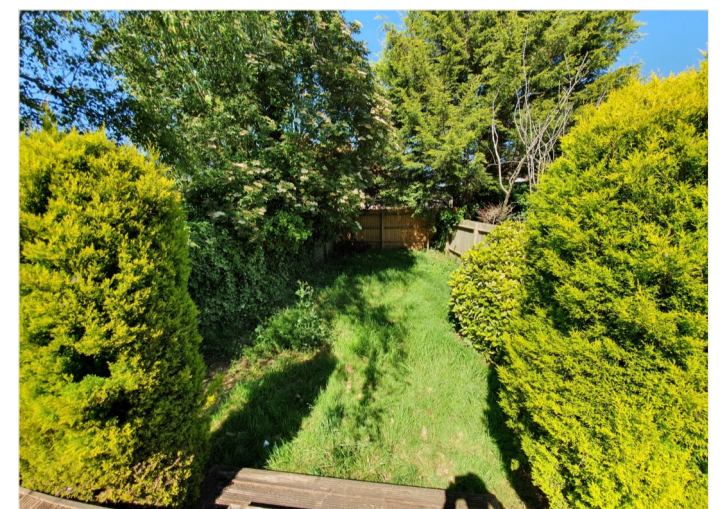
Wooden laminate flooring. Radiator to wall. Double glazed windows to rear aspect. Fire place and surround. Door leading to storage cupboard. Wooden door leading to:-

### **Master Bedroom:**

Fitted wardrobes. Double glazed windows to front aspect. Wooden door leading to:-

### **Bedroom Three:**

Single bedroom Radiator to wall. Double glazed windows to front aspect.



*A well presented three bedroom semi-detached property located close to the town centre*

**Entrance Hall | Living room | Kitchen/Dining area | Utility area | Three bedrooms | Bathroom | Garden**

Located within a five minute drive of Banbury Town Centre within easy access of Banbury M40 and railway station, a newly decorated three bedroom property.