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
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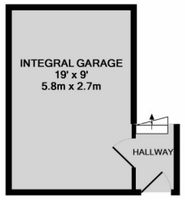
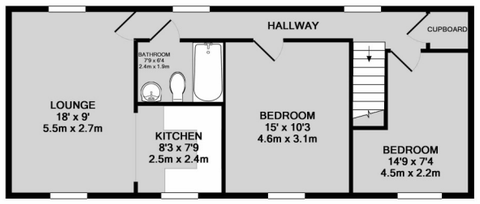
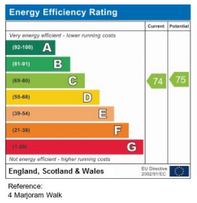
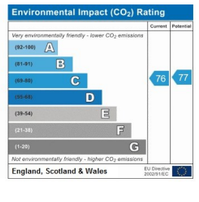


GROUND FLOOR



1ST FLOOR





Reference:
4 Marjoram Walk

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.

First months rent in advance	£825.00
Dilapidation deposit	£925.00

This property is let by Stanbra Powell and managed by the Landlord thereafter.

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

CURRENT COUNCIL TAX BANDING: B 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 North along North Bar and at main set of traffic lights continue onto the Southam Road and just before leaving Banbury take the left turn onto Dukes Meadow Drive. At the third roundabout turn left continuing past Rosemary Drive and the property can be found on the left hand side.

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

rightmove.co.uk The UK's number one property website
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The Property Ombudsman SALES

4 Marjoram Walk
Banbury
Oxon
OX16 1ED

£825 pcm - Available Immediately

Stanbra Powell 1985 established

Stanbra Powell
Estate Agents
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Property Lettings

A neatly presented two bedroom Coach House

Entrance Hall | Cupboard housing hot water tank | Two large double bedrooms | Living room | Bathroom | Kitchen | Single garage with up and over door | Gas radiator heating | Double glazing

Located in the popular Hanwell Fields development, is this well presented two bedroom Coach House providing spacious accommodation throughout. The property benefits from neutral decoration throughout, gas radiator heating, double glazing, garage and views over the Oxfordshire Countryside.

UPVC Double glazed front door leading to:

Entrance Hall: Radiator to wall. Light fitting. Smoke alarm to ceiling. Door leading to single garage with up and over door. Electric inside.

Stairs to first floor: beige colour carpet. Neutral decoration

First floor landing: Double glazed windows to two aspects.

Cupboard housing hot water tank and storage inside

Bedroom Two: Radiator to wall. Fitted wardrobes. Double glazed windows to front aspect with views over the rolling Oxfordshire Countryside.

Master bedroom: Fitted wardrobes. Double glazed windows to front aspect with far reaching views over open fields. Dressing table with vanity.

Bathroom: Wooden laminate flooring. Bath with mixer tap shower connection and tile work surround. Large mirror to wall. Wash hand basin and low level WC. Radiator to wall.

Living room: Wooden laminate floor throughout. Double glazed window to front aspect and Juliette balcony to rear. Two radiators.

Kitchen: Tiled flooring. A range of modern, white high gloss cupboards and drawers. Wood effect work top. Inset stainless steel sink unit. Stainless steel oven and four ring gas hob. Extractor fan over. Tiled work surround. Double glazed windows to front aspect. **Dishwasher (this item has been left by the Landlord for the use of the tenant. Should the item fail or become irreparable, the Landlord has no responsibility to repair and/or replace.**

Banbury

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, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.