



**Britannia Heights | Britannia Road**

Price £775 pcm

  
**DISTINCT**  
Property Consultants

STUDIO APARTMENT IN CLOSE PROXIMITY TO TOWN CENTRE. The property comprises entrance hall, living room/bedroom, bathroom and kitchen. The property benefits from double glazing & allocated parking. In good condition.

EPC rating C.

- Studio Flat
- Allocated Parking
- Bathroom
- Kitchen
- Living Room / Bedroom
- Low Running Costs
- Close to Town Centre
- Close to Local Amenities
- Residential Cul De Sac
- Walking Distance to the Train Station

STUDIO APARTMENT IN CLOSE PROXIMITY TO TOWN CENTRE. The property comprises entrance hall, living/bedroom, bathroom and kitchen. The property benefits from double glazing & allocated parking. In good condition. Cooker (electric hob and oven) included.

**Entrance** Entered via door to:

**Entrance hall** Doors to all accommodation.

**Bathroom** Low level w.c., pedestal wash hand basin and panelled bath with shower over.

**Kitchen** 8`5" x 6`4" (2.57m x 1.93m). A range of base and eye level storage units with roll edge work surface over. Space for fridge/freezer and washing machine.

**Lounge/bedroom** 22`4" x 10`5" (6.8m x 3.18m). Double glazed window. Storage heater.

**Outside** Allocated parking



Lettings Information:  
Rent: £775 per month  
Deposit £894.00  
Council tax band A

Holding deposit: £ 178.00 = One week`s rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any Guarantor(s)) withdraws from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).

#### Viewings

Strictly by appointment only.

#### AGENTS` DISCLAIMER

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the tenant (s)` interests to check their working condition.

To comply with anti-money laundering regulations and right to rent checks, applicants will be asked to provide proof of ID and proof of address.

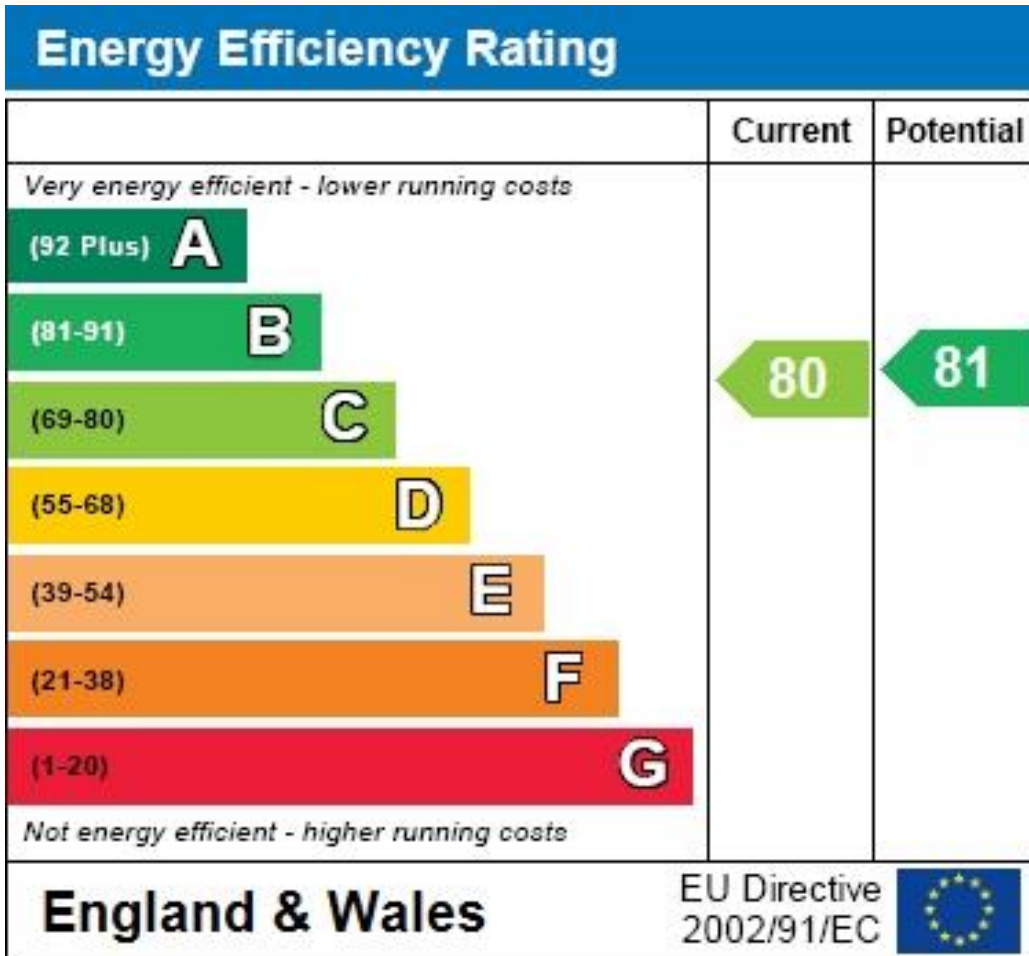
#### **Situation & Property Information**

To Let  
Band A

#### **Viewings**

Strictly by appointment only.





Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

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