



Merton Street
Price £1,050 pcm


DISTINCT
Property Consultants

Two-bedroom modern flat over two floors. Convenient location, near train station.

EPC rating D

- Flat Newly Renovated to a Very High Standard
- 2 Large Bedrooms
- Kitchen with Brand New Fitted Appliances
- Modern Bathroom
- Living Room
- Downstairs Hallway
- Street Parking
- Walking Distance to the Train Station
- Walking Distance to the Town Centre and Local Shops
- Easy access to M40

Snap this beautifully designed, two bedroom flat to rent before anyone else. It was renovated to high standard three years ago. It is spread across three floors with its two large bedrooms, contemporary kitchen, bathroom and spacious living room. Must-see, must-have if you like quality.

The accommodation comprises of:

HALLWAY

Hallway with stairs leading to first floor.

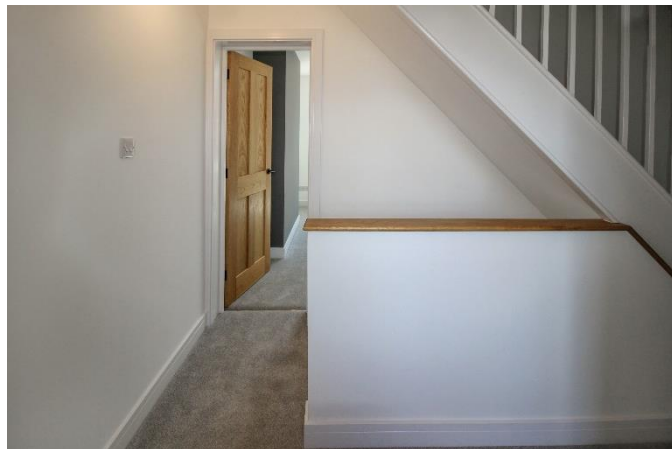
First floor landing leads to living room, open plan kitchen and bathroom. Door to a storage cupboard.

LIVING ROOM 3.43m x 4.10m

Carpets, feature wall, window to the front aspect.

KITCHEN

A range of base and eye level units with roll edged work surfaces. Stainless steel sink with a mixer tap. Electric hob, extractor hood over, fan assisted oven. Built in fridge /



freezer. Built in washing machine. Boiler. Wooden effect laminated floor. Window to the rear aspect.

FAMILY BATHROOM

A white suite of panel bath with shower, pedestal wash hand basin with vanity unit and low-level WC. Ceramic tiling to walls, tall towel heater. Frosted glass window to the rear aspect.

BEDROOM ONE 3.43m x 4.10m

Double bedroom, window to front aspect, carpeted floor, built in wardrobe.

BEDROOM TWO 3.41m x 4.08m

Double bedroom, windows to rear aspect, carpeted floor.

PARKING

Street parking. No parking permit needed.

LOCATION

Property is situated in a very convenient location only a short walking distance from Banbury Train Station and walking distance from the local amenities.

Letting information

Rent: £1050

Deposit: £1211

Council tax band A

Holding deposit: £242 = One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw 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).



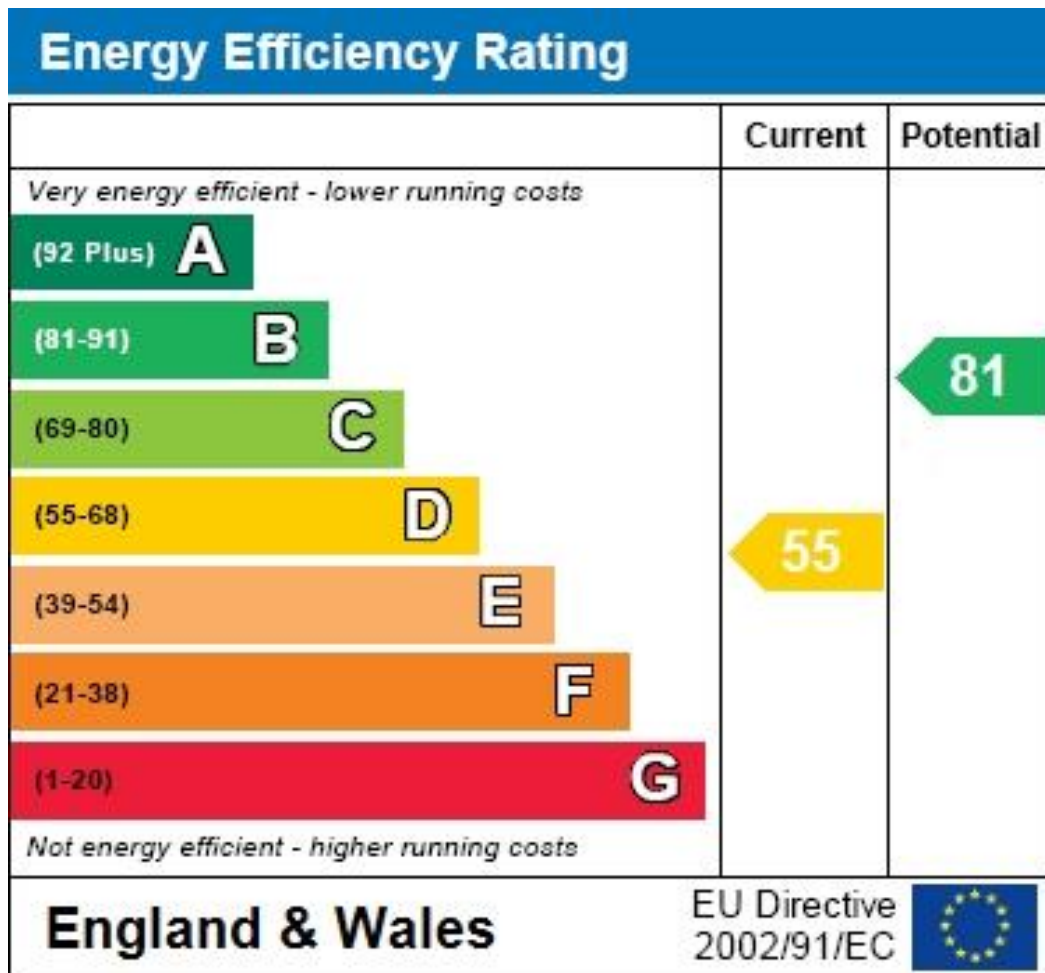
Situation & Property Information

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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