

established 200 years

# Tayler & Fletcher



10a Albion Street, Chipping Norton OX7 5BJ

**£1,100 PCM**

*A spacious two bedroom apartment with allocated parking for one car in the town centre.*

*To Let Unfurnished for 12 months or longer.*

*AVAILABLE NOW*

**Deposit £1,269**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## Location

Chipping Norton is a very attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of shops including High Street names, boutiques, book and antique shops and other facilities such as Doctor Surgery and Medical Centre, a Theatre, Swimming Pool and Leisure Centre, Golf Course, Primary and Secondary Schools. It is conveniently situated, being within easy travelling distance of Banbury (13 miles with M40 link), Oxford (20 miles) and Stratford-upon-Avon (24 miles). Main line train services to London (Paddington) are available from either Charlbury or Kingham Stations which are both within 6 miles (all distances are approximate).

## 10a Albion Street

A period first floor flat situated in the town centre offering spacious living accommodation, with allocated parking space for one car. The accommodation, is as follows (all measurements are approximate):

A communal entrance door and stairs to

## Entrance Hall

With intercom, telephone point and built-in cupboard housing the gas fired boiler and hot water cylinder with electric immersion heater.

## Sitting Room 15'7" x 12'8" (4.75 x 3.86)

Two large sash windows overlooking town square, 2 radiators, feature fireplace with mantelpiece, beige carpet, TV point.

Door to



## Kitchen/Dining Room 15'6" x 9'5" (4.72 x 2.87)

Fitted with a matching range of base and wall units with laminate worktops and tiled splashbacks, incorporating stainless steel sink unit, built-in electric oven with 4-ring gas hob and extractor hood over, washing machine, fridge freezer and radiator beneath sash window.

## Bathroom

Panelled bath with electric shower over, shower screen, tiled surround, pedestal hand basin with mirror over, WC extractor fan, vinyl flooring.



## Inner Hallway

With radiator.

## Master Bedroom 11'5" x 9'5" (3.48 x 2.87)

Sash window with window seat, radiator.



## Second Bedroom 8'8" x 9'0" (2.64 x 2.74)

Sash window with radiator beneath, telephone point, carpet.

## Services

Mains water, drainage, electricity and gas are connected. Telephone subject to BT transfer regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

## Security Deposit

The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £1269 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant

or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

### **Holding Deposit**

A holding deposit of one week's rent £253 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

### **Local Authority & Council Tax**

West Oxfordshire District Council, Woodgreen, Witney, Oxon OX28 6NB. Tel: (01993) 702941.  
Council Tax Band B  
Council Tax payable 2025-26: £1,940.22

### **Restrictions**

- 1.Children by arrangement
2. Not suitable for pets
- 2.Non smokers only

### **Agents Notes**


Tayler & Fletcher will be managing the property.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>1</b>
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.