



**BANBURY ROAD, LOWER BODDINGTON, NN11**  
£2,100 per month\*

**Carter Jonas**

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# **BODDINGTON COURT, BANBURY ROAD, LOWER BODDINGTON, DAVENTRY, NN11 6XY**

**A four bedroom detached property situated within the  
Village of Lower Boddington.**

- 4 Bedrooms (1 en suite)
- Family Bathroom
- 3 Receptions
- Kitchen/Breakfast Room
- Double Garage
- Gardens
- Off-street Parking
- Unfurnished

## **THE PROPERTY**

Accommodation comprising: - entrance hallway, cloakroom, study, kitchen, utility room, two reception rooms, main bedroom with en-suite, three further bedrooms and family bathroom. Externally there is a double garage, off road parking for two cars and enclosed rear garden.

Available unfurnished from Late June for an initial 12 month tenancy.

Council Tax Band F - Please see South Northamptonshire Council for current costs. EPC Rating E

Pets considered. No access to Loft. Mains gas, electricity, water and drainage. Flood Zone – Low Risk.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk - Low

At a rent of £2100 per calendar month.

Holding deposit of 1 weeks rent £484

Security deposit of 5 weeks rent = £2423



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## ADDITIONAL INFORMATION

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| Offers | Available for a minimum term of 12 months longer terms will be considered |
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| Viewing | Strictly by appointment |
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| Local Authority | Council Tax Band F |
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**Approximate Gross Internal Area 2247 sq ft - 209 sq m**

Ground Floor Area 1359 sq ft – 126 sq m

First Floor Area 888 sq ft – 83 sq m



Ground Floor



First Floor



#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

**T: 01865 511444**

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: [oxfordresilettings@carterjonas.co.uk](mailto:oxfordresilettings@carterjonas.co.uk)

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