



43 Guardian Court, Duke Street, Banbury, Oxon OX16 4NL
£139,950 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Top floor apartment with pleasant views over parkland. Offered with no onward chain.

Spacious entrance hall | Living room with bay window | Modern kitchen | Master bedroom with fitted wardrobe | Second bedroom | Bathroom | Large storage cupboard | Electric heating | UPVC double glazing | Communal gardens | Communal parking

Located in this popular retirement development a two bedroom flat benefiting from refitted kitchen and bathroom.

Accommodation

Front door.

Spacious entrance hall. Entry phone system. Door through to living room.

Living room: Feature walk-in bay window with views over parkland. Door through to kitchen.

Kitchen: Contemporary kitchen comprising of comprehensive range of light wood fronted wall and base units. Tiling to splashback areas. Complementary work surfaces. Stainless steel inset sink unit and drainer. Vinolay flooring. Airing cupboard housing hot tank and immersion heater.
From the hallway bedroom one.

Bedroom one: Views over parkland. Fitted wardrobes with sliding doors.

Bedroom two: Single bedroom with views over parkland.

Bathroom: White suite comprising of panelled bath with mixer tap shower and additional Triton electric shower, handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Wall mounted Dimplex heater. Extractor. Shaver socket.

From the hallway spacious store cupboard.

Agents Note

Service charge: £192.53 per month.

Lease: 99 years from 1991.

Guardian Court

Guardian Court is a popular retirement complex with an extremely friendly atmosphere. The complex enjoys a pleasant communal living room overlooking the well-stocked and pleasant communal gardens. The residents must be aged 60 or over.

Communal lounge and laundry.

Communal gardens.

Communal parking.

Guardian Court has an on site manager and there is an emergency alarm system in each flat.

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.

Services: All except gas
Council Tax Banding: C
Authority: Cherwell District Council

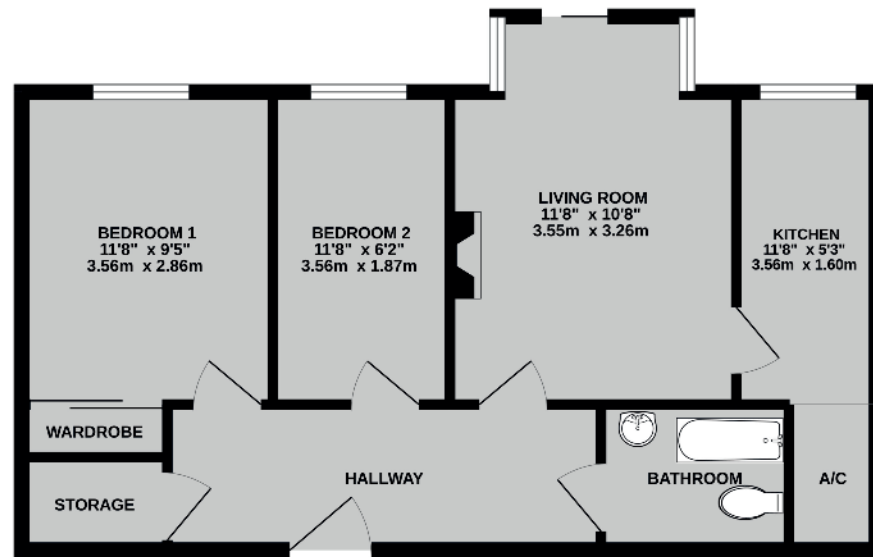
Directions: From Banbury Cross proceed east through the High Street and into George Street; continue to the second set of traffic lights and turn left into Lower Cherwell Street. At the next set of traffic lights turn right and continue over the railway bridge. Take the third right turn into Duke Street.







2ND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-chaucers. 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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Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

Viewing: Through appointment with Stanbra Powell



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