



68 Rosemary Drive, Banbury, Oxon OX16 1EZ
£179,950 Leasehold

**Stanbra
Powell**

Estate Agents
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Property Lettings

First floor spacious apartment within walking distance of an array of amenities on the popular Hanwell Fields development.

Spacious entrance hall with store cupboard | Living/Dining room | Kitchen | Master bedroom with en-suite | Second further double bedroom | Bathroom | UPVC double glazing | Electric heating | Allocated parking bay | Visitor bays

A well presented first floor, two bedroom apartment offered in good decorative order throughout. The property enjoys a no-through road position.

Accommodation

Front door.

Spacious entrance hall: Laminate flooring. Useful store cupboard. Entry phone system. Airing cupboard housing hot tank and immersion heater.

Living/Dining room: Windows to rear aspect. Laminate flooring. Walkway through to;

Kitchen: Stainless steel inset sink unit and drainer. Four ring electric hob with electric oven under, extractor over. Comprehensive range of light wood fronted wall and base units. Ample work surface. Free space and plumbing for washing machine. Space for fridge/freezer. Tiling to splashback areas.

Master bedroom: Generous double bedroom. Laminate flooring.
En-suite: Fully tiled shower cubicle with thermostatic shower unit over. Pedestal hand basin. Low level WC. Tiling to splashback areas. Extractor.

Bedroom two is a further double bedroom. Laminate flooring.

Bathroom: White suite comprising of panelled bath with mixer tap shower over. Pedestal hand basin. Low level WC. Tiling to splashback areas. Wall mounted electric heater. Extractor. Heated towel rail.

Outside

Allocated parking bay.

Visitor parking bay.

Communal bin store.

Agents Note

Leasehold - Approximately 109 year remaining.

Ground rent £140.00 for 6 months.

Service charge £799.00 for 6 months.

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 with the exception of gas
Council Tax Banding: B
Authority: Cherwell District Council

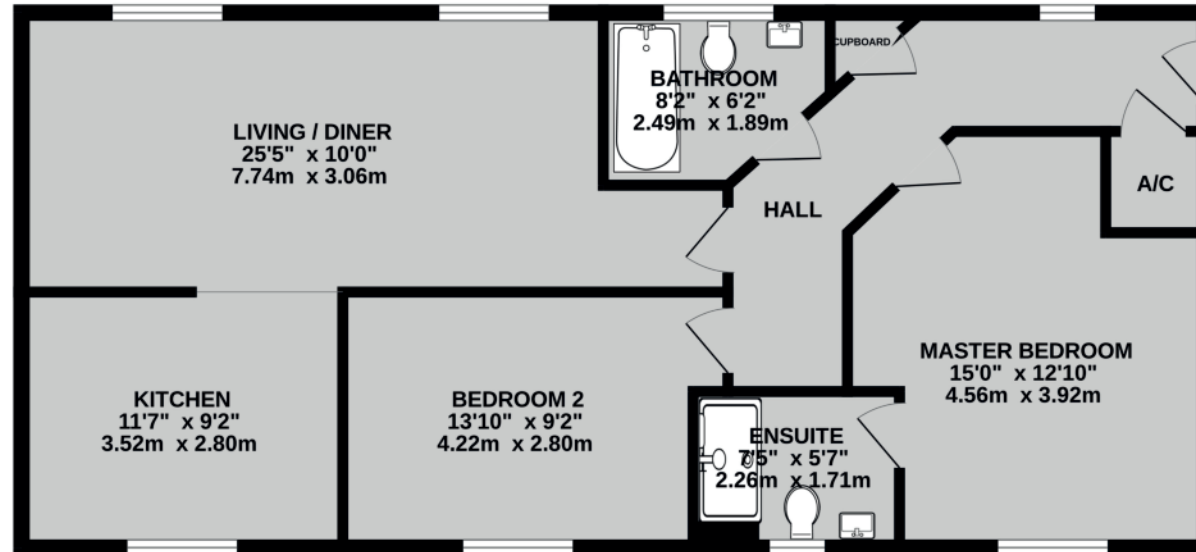
Directions: From Banbury Cross proceed North along North Bar and at main set of traffic lights continue onto the Southam Road and just before leaving Banbury take the left turn onto Dukes Meadow Drive. At the third roundabout turn left and Rosemary Drive is on the left hand side.





1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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-statement. 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

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