



14 Parklands, Banbury, Oxon OX16 2SZ
£140,000 Leasehold

**Stanbra
Powell**

Estate Agents
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Property Lettings





A modern purpose built well presented first floor apartment located very close to the town centre and local amenities. The property benefits from a well-proportioned double bedroom, refitted shower room, double glazing, allocated parking space plus visitors spaces.

Hallway | Living room | Kitchen | Double bedroom | Refitted shower room | Double glazing | Allocated parking space | Visitors parking

Upon entering the building follow the stairs to the first floor through a communal door, the property can be found on the right hand side.

Accommodation

Wooden door into hallway.

Hallway: Wall mounted electric heater. Airing cupboard housing hot water cylinder. Doors leading to living room, bedroom and shower room.

Living room: Wooden double glazed window to front aspect. Wall mounted electric heater. Through to open plan kitchen.

Kitchen: Fitted with a range of base and wall mounted units with work surface over. Tile splashbacks. Integral oven and electric hob. Space for white goods including washing machine and upright fridge/freezer. One and a half stainless steel sink unit and drainer with mixer taps over. Extractor.

Double bedroom with double glazed wooden window to front aspect. Wall mounted heater.

Refitted shower room: Modern curved corner shower unit, double glass doors with Mira Jump power shower over. Pedestal wash handbasin. Low level WC. Fully tiled splashbacks. Storage shelf. Tiled flooring. Electric heated towel rail. Extractor.

Agents Note

Leasehold: 969 Years remaining.

Management Charge: Approximately £850.00 every 6 months.



Services: All Council Tax Banding: A
Authority: Cherwell District Council

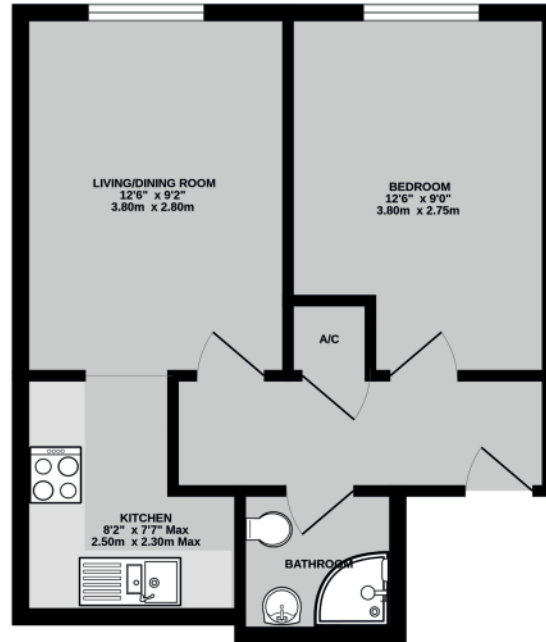
Directions: From Banbury Cross proceed north to the second set of traffic lights, taking the left turn into the B4100 Warwick Road. Continue to the first roundabout and turn right into Parklands.





FIRST FLOOR
 355 sq.ft. (33.0 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(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: 355 sq.ft. (33.0 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, inlets 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 here 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 untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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