



1 Banbury Chambers, Butchers Row, Banbury, OX16 5AG
£165,000 Leasehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

An extremely well presented first floor two bedroom town centre apartment

Communal entrance | Entrance hallway | Living/Dining room | Refitted kitchen | Two bedrooms | Refitted shower room

Located in the heart of Banbury is this extremely well presented and well-proportioned two bedroom first floor apartment. The property benefits from high ceilings and sash windows, refitted kitchen and shower room, two good size bedrooms and large living/dining room opening into refitted kitchen. Season parking is available just 230 yds away. Offered for sale with no onward chain.

Accommodation

Entrance via communal doorway. Communal staircase and lift leading up to the property.
Entrance via wooden door to;

Entrance hallway: Video call intercom system. Real wood flooring. Wall mounted electric radiator. Airing cupboard housing hot water tank and additional shelving. Doors to all accommodation.

Cloakroom: White suite comprising low level WC and wash handbasin.

Living/dining room: Generous size room with high ceilings. Real wood flooring. Two large sash windows to the front aspect. Two wall mounted electric radiators. Opening through to;

Refitted kitchen: Real wood flooring. Range of white gloss integrated handle base units with laminate worktop. Built-in appliances include Zanuzzi washer/dryer, stainless steel sink unit with swan neck tap, slim-line Neff dishwasher, Neff oven with 4 ring Neff induction hob and extractor over and fridge. Rustic tile splashback surround. Extractor fan.

Bedroom one: Large sash window to rear aspect. Wall mounted electric radiator. High quality Sharps fitted wardrobe with push door opening and various drawers and shelving units.

Bedroom two: Generous single bedroom with large sash window to rear aspect. Wall mounted electric radiator.

Refitted shower room: Three piece white suite comprising low level WC, wash handbasin with fitted storage cupboard and drawers under and large shower cubicle with Bar shower over. Tiling to splashback areas. Wall mounted vanity mirror with storage. Wood effect luxury vinyl tile flooring.

Agents Note

Lease: Approximately 109 years remaining.

Service charge is £1325.17, this figure includes £100.00 ground rent.

Season parking is available just 230 yards away in the Bolton Road long stay car park which has 150 spaces. Parking is free in this car park between the hours of 6pm - 8am. Season tickets can be purchased from Cherwell District Council for £100 pcm or £1000 pa. The season ticket allows you to park in any of Cherwell District Councils 8 other Banbury car parks 7 days a week.

The property has also been recently been decorated throughout.

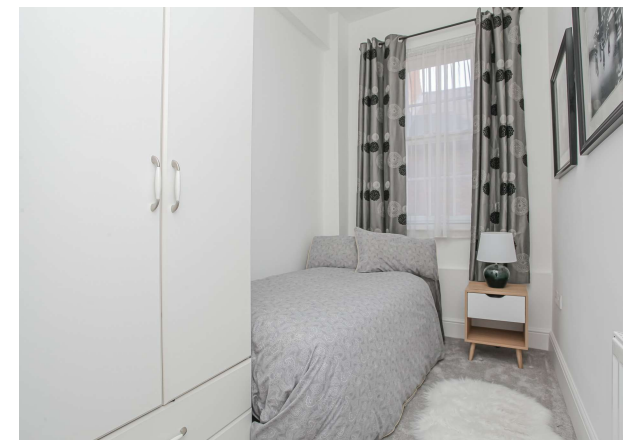
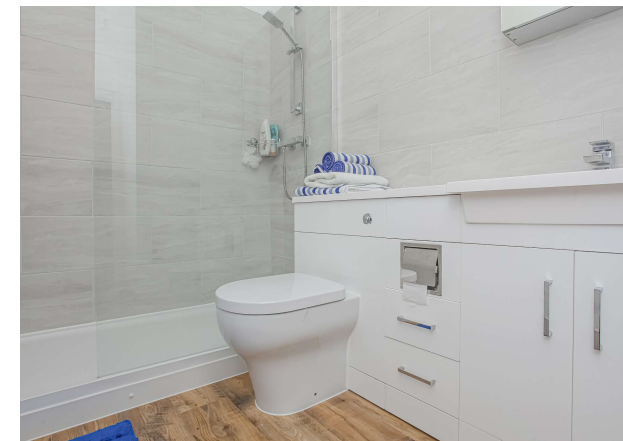
The current owner has beautifully furnished the property and is willing to discuss leaving items for the next owner should they want them.

Location

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 and Birmingham New Street, and some very attractive countryside around and places of historical interest are within easy reach.

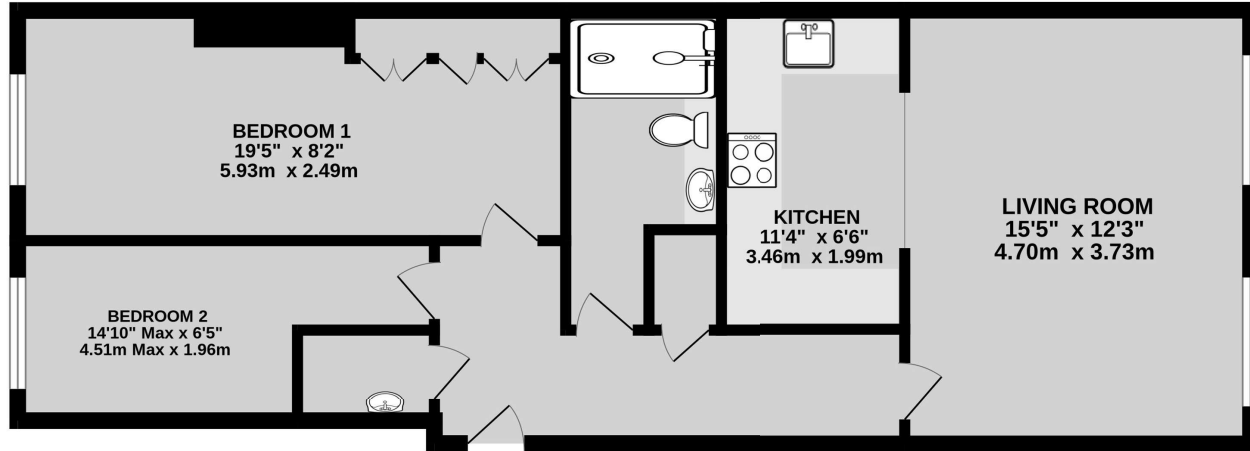
Services: All **Council Tax Banding:** B
Authority: Cherwell District Council

Directions: This property is accessed on foot from Butchers Row, which runs from the pedestrian part of the High Street.





656 sq.ft. (61.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	75
(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 : 656 sq.ft. (61.0 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 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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