



6 Coopers Gate, Banbury, Oxon OX16 2EQ
£159,950 Leasehold

**Stanbra
Powell**

Estate Agents
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Property Lettings





Located close to the town centre and local amenities giving good access to the railway station and motorway this unusual and well-proportioned two double bedroom duplex apartment with separate kitchen, living room and additional downstairs WC and parking. Offered with no onward chain.

Entrance hall | Cloakroom | Kitchen | Living room | Two double bedrooms | Bathroom | Allocated parking | Communal garden

Located at the end of the development, flats 2 to 26. The property can be found through the main entrance down steps, the property is on the left hand side.

Accommodation

Front door.

Small entrance hall: Storage area for shoes and coats. Stairs rising to first floor. Night storage heater. Door to cloakroom, kitchen and living room. Stairs rising to first floor.

Cloakroom with low level WC. Wash handbasin.

Kitchen: Wooden double glazed window. Range of base and wall mounted units with work surface over. One and a half drainer sink unit with mixer taps over. Integrated oven, hob and extractor. Tiled splashbacks. Tiled flooring.

Living room: Wooden double glazed window. Two wall mounted night storage heaters. Understairs storage cupboard.

First floor landing with airing cupboard housing hot water cylinder. Doors to main bedroom, bedroom two and bathroom.

Master bedroom: Double bedroom. Two wooden double glazed windows. Wall mounted electric heater.

Bedroom two: Double bedroom. Wooden double glazed window. Wall mounted electric heater. Built-in wardrobe.

Bathroom: Comprising of panelled bath with mixer shower over, and tiled splashbacks, low level WC and pedestal wash handbasin. Further tiled splashbacks. Vinyl flooring. Wall mounted heater. Extractor.

Agents Note

Half yearly Service Charge £702.52.

Half yearly Ground Rent £25.00

Lease: 999 years from 1st January 1990.

Energy performance rating: C

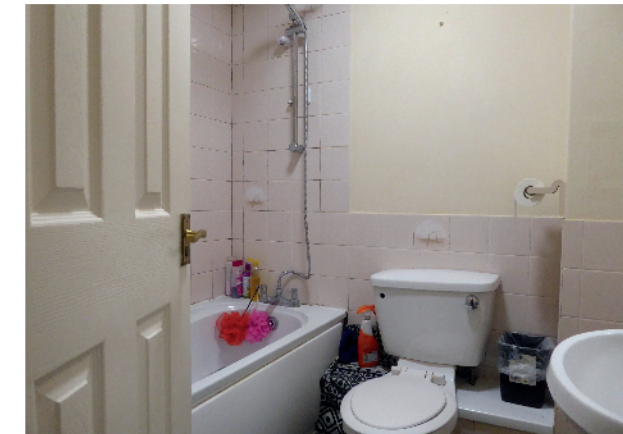
Outside

Allocated parking.

Communal garden.

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

Directions: From Banbury Cross proceed north to the main traffic lights at the crossroads and continue over onto the Southam Road. Take the first right turn into Coopers Gate.

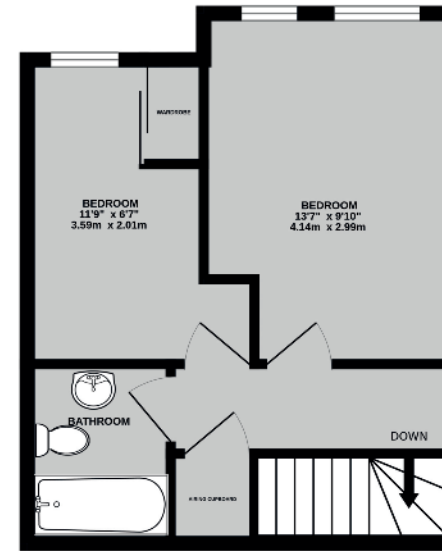
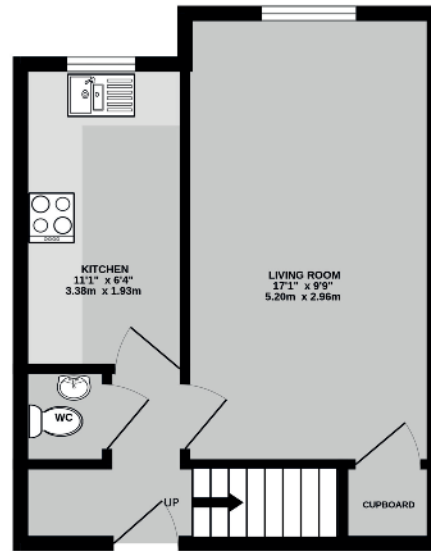
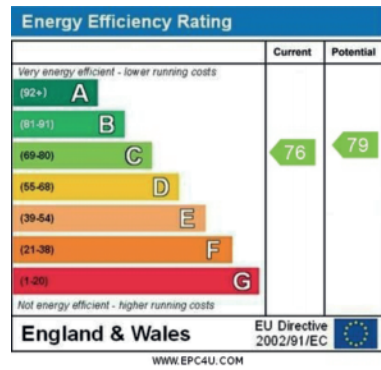






GROUND FLOOR
 315 sq.ft. (29.2 sq.m.) approx.

1ST FLOOR
 324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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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