



5 Marshall Road, Banbury, Oxon OX16 4QR  
£169,950 Leasehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*A well presented top floor apartment providing generous size accommodation throughout, benefiting from a master bedroom en-suite and offered with no onward chain.*

**Entrance hall | Open plan kitchen, living/diner | Master bedroom with en-suite | Second bedroom | Bathroom | Electric heating | Allocated parking**

A well presented top floor two bedroom apartment providing generous size accommodation throughout, located within comfortable walking distance of the town centre and railway station. The property benefits from being in a block of only 6 apartments.

#### Accommodation

Front door.

**Entrance hall:** Airing cupboard housing hot tank and immersion heater. Access to loft.

**Dual aspect open plan kitchen, living/diner:** Useful store cupboard.

Kitchen comprising of sink unit and drainer. Free space and plumbing for washing machine under. Integrated fridge and freezer. Integrated electric 4 ring hob with extractor over. Oven. Tiling to splashback areas. Entry phone.

**Bedroom one** is a dual aspect double bedroom with fitted wardrobes and en-suite.

**En-suite:** Double width shower cubicle, wash handbasin with vanity unit and low level WC. Heated towel rail. Extractor.

**Bedroom two** a double bedroom with fitted wardrobes.

**Bathroom:** White suite comprising of panelled bath, wall mounted handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Shaver socket. Electric towel rail.

#### Agents Note

Windows are double glazed.  
Electric heating.

Half yearly ground rent £75.00.  
Service charge £488.22 quarterly.

#### Outside

Communal bin store.  
Allocated parking for one vehicle.

#### 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.

**Council Tax Banding:** B  
**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. Turn left into Upper Windsor Street and continue to the traffic lights; turn right into Bridge Street and over the bridge to the next set of traffic lights and turn right, then bear right by the Royal Mail building and first left into Marshall Road.

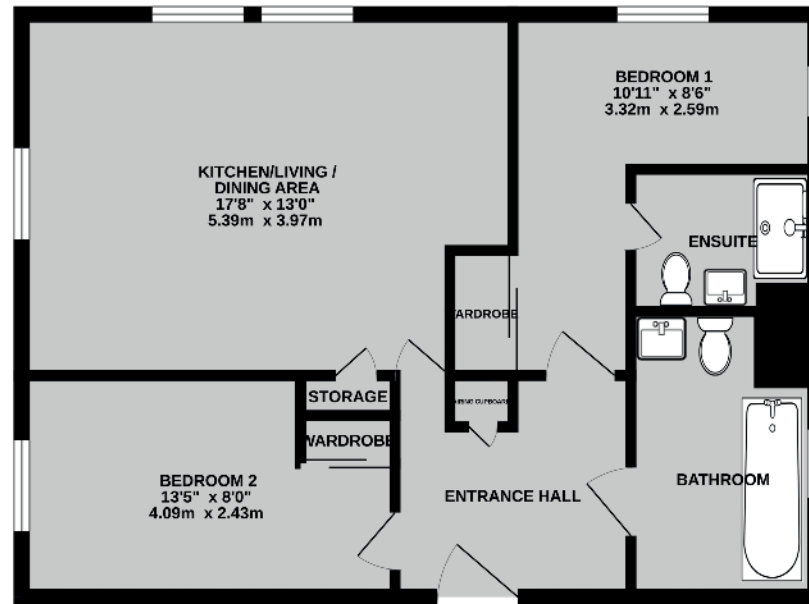






TOP FLOOR  
 592 sq.ft. (55.0 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	76
(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: 592 sq.ft. (55.0 sq.m.) approx.  
 Whilst every effort 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 is not to be used as such by any prospective purchaser. The landlord, agents and applicants should have not been tested and no guarantee as to the accuracy 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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