



Flat 3, Northumberland Court, Banbury, Oxon OX16 4NJ
£155,000 Leasehold

**Stanbra
Powell**

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A two bedroom ground floor apartment located in a very advantageous position within Banbury town close to the railway station and the town centre itself, a well-proportioned, well presented apartment with a long lease. The apartment benefits from gas central heating, double glazing, allocated parking and Juliette balcony. The property can be found in an individual block from the main block which is 7 apartments on its own to the rear of the development.

Communal entrance | Entrance hall | Living room with Juliette balcony | Kitchen | Two bedrooms | Bathroom | Gas central heating | Double glazing | Allocated parking

Accommodation

Stairs leading up to communal entrance, the apartment is located on the right hand side number 3. Single glazed door to entrance porch.

Wooden door to entrance hall.

Entrance hall: Laminate wood flooring. Double door storage cupboard. Radiator. Large walk-in cupboard. Doors leading to living/dining room, bedrooms one, two and bathroom.

Living room: Laminate wood flooring continuing through. Double glazed window to side aspect. Double glazed patio door leading to Juliette balcony, two double glazed windows either side. Double panel radiator. Area for dining, separated off for living and lounge. Door leading through to kitchen.

Kitchen: Double glazed window to rear aspect. Kitchen refitted with a range of base and eye level units with work surface over. Tiled splashbacks. Integrated oven hob. Space for white goods. Stainless steel drainer sink with mixer taps over. Wall mounted Glow worm boiler. Radiator. Recess area for storage or fridge/freezer.

Bedroom one: Double bedroom with large double glazed window to front aspect. Single panel radiator.

Bedroom two: Double glazed window to front aspect. Double panel radiator.

Bathroom: White suite comprising of low level WC, pedestal wash handbasin and deep panelled bath with mixer tap and shower attachment over. Predominately tiled splashbacks. Vinyl flooring. Radiator. Extractor fan.

Agents Note

Leasehold: 154 years remaining.
No ground rent.
Service charge: £180.00 per month.

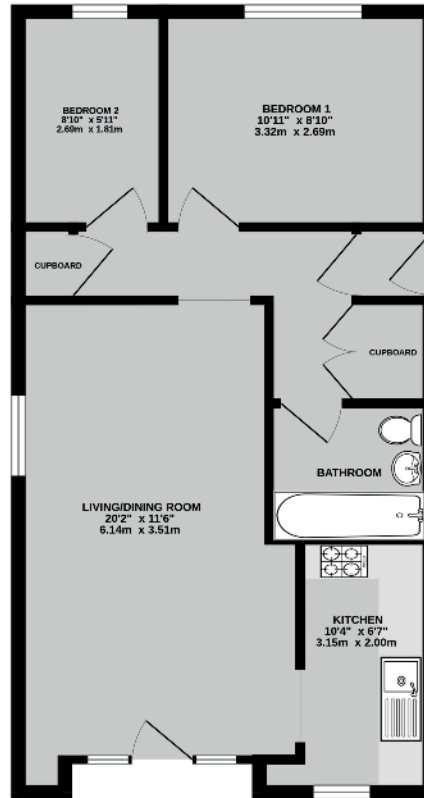
Services: All **Council Tax Banding:** A
Authority: Cherwell District Council

Directions: From Banbury Cross proceed east through the High Street and continue into George Street. At the second set of traffic lights take the left turn into Lower Cherwell Street and at the next set of traffic lights take the right turn into Bridge Street. Continue along this road and straight over the mini roundabout to Middleton Road. Take the second turn into Duke Street and Northumberland Court is on the right hand side.





GROUND FLOOR
 527 sq.ft. (49.0 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	71
(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 : 527 sq.ft. (49.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the footprint contained here, in of doors, windows, doors and any other items the approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as a prospective purchaser. The services, systems and appliances shown here are based on the as is to their operability or efficiency can be given.
 Made with the help of 02023

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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