



1 Westbeech Court, Banbury, Oxon OX16 9RY  
£210,000 Leasehold

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*Well presented ground floor maisonette with a private rear garden*

**Entrance porch | Entrance hallway | Living/dining room | Refitted kitchen/breakfast room | Two bedrooms | Refitted bathroom | Private rear garden | Garage in nearby block | Modern double glazing | Gas central heating | Offered with no onward chain**

Located within easy walking distance of the town centre is this ground floor two bedroom maisonette. The property benefits from a refitted kitchen and bathroom, modern double glazing and boiler, garage and an excellent size private rear garden. The property is offered with no onward chain.

**Accommodation**

Entrance via UPVC double glazed double doors to **entrance porch**. Tiled flooring. UPVC double glazed obscured window to side aspect. Through double glazed inner front door to entrance hallway.

**Entrance hallway:** Parquet flooring. Understairs storage cupboard housing electric fuse box. Airing cupboard with shelving. Radiator. Doors to all accommodation.

**Living/dining room:** Nice size room with a great degree of light. Space for sofas and dining table. Parquet flooring. Large UPVC double glazed window to front aspect. Fireplace with gas point. Radiator.

**Kitchen:** Refitted modern kitchen with a range of base and eye level units. Laminate worktop. Tile splashbacks. Built-in stainless steel sink unit. Space for cooker, dishwasher, washing machine and space for under counter fridge/freezer. One cupboard houses a Worcester combi boiler installed in 2018. UPVC double glazed window to side aspect and to rear overlooking the garden. Vinyl wood effect flooring. Radiator.

**Bedroom one:** Good size double bedroom with UPVC double glazed window overlooking rear garden. Radiator.

**Bedroom two:** UPVC double glazed window to front aspect. Radiator.

**Bathroom:** Refitted white suite comprising of low level WC, wash handbasin with built-in storage underneath and panelled bath with electric shower over. Tile splashbacks. Tiled flooring. Heated towel rail. UPVC double glazed obscured window to rear aspect.

**Outside**

Pathway to front door. The rest of the frontage is mainly laid to shingle with mature trees and shrubs providing a good degree of privacy. Gated side access leading to garden.

Shared access with the apartment above leads to **private rear garden**. Mostly laid to shingle with pathway to the outside. Outside tap. The garden is enclosed by some timber panel fencing.

**Garage** in nearby block with metal up and over door. Parking in front of the garage.

**Agents Note**

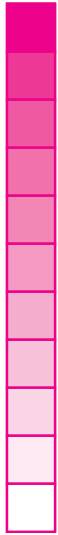
Lease: 140 Years remaining approximately.

Peppercorn rent currently £50.00 per year which covers ground rent and garage.

New boiler installed 2018 together with a new heating system.

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

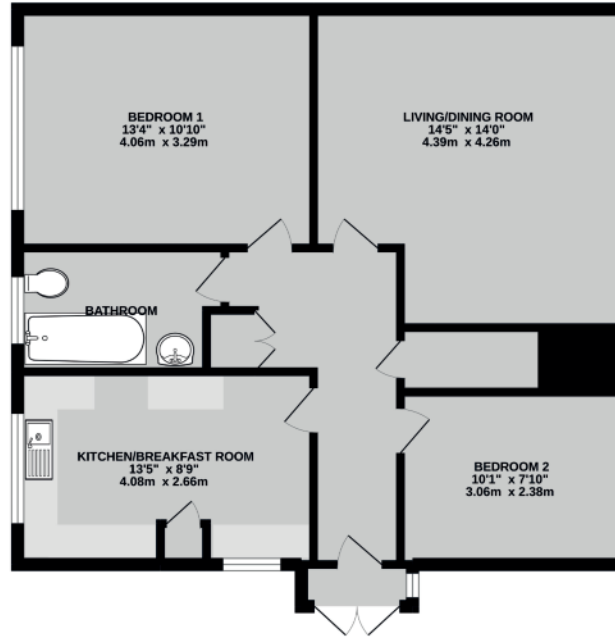
**Directions:** From Banbury Cross proceed west along West Bar and take the first right turn into Westbeech Court.







GROUND FLOOR  
 686 sq.ft. (63.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	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 - 686 sq.ft. (63.8 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 for 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.  
 Plans will be signed 12/02/22

**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.

Viewing: Through appointment with Stanbra Powell



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