



West Street, Banbury, Oxon OX16 3HD
£139,950 Share of Freehold

**Stanbra
Powell**

Estate Agents
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Property Lettings





A first floor apartment providing well-proportioned accommodation throughout benefiting from a Share of Freehold.

Communal entrance hall | Open-plan living/dining room | Kitchen | Shower room | Double bedroom

Offered in excellent decorative order throughout a one bedroom first floor apartment benefiting from UPVC double glazing and gas central heating. The property is located within walking distance of the town centre, railway station and further amenities.

Accommodation

Communal front door. Stairs rising to first floor communal landing.

Front door.

Open-plan living/diner: Key phone entry system. Double glazed window to rear aspect. Laminate flooring.

Walkway through to lobby area with door to shower room.

Shower room: Fully tiled shower cubicle, low level WC and pedestal wash handbasin. Tiling to splashback areas. Heated towel rail. Tile effect flooring.

From the lobby area, walkway through to kitchen.

Kitchen: Stainless steel bowl and a half inset sink unit and drainer. Range of white fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Free space and plumbing for washing machine. Four ring gas hob with electric oven under, extractor over. Wall mounted gas combination boiler for domestic hot water and central heating. Double glazed window to rear and to side.

Kitchen, lobby area and living room all have laminate flooring.

From the living room door through to bedroom.

Generous double bedroom with double glazed window to front aspect.

Agents Note

On street parking.

Service charge: £300.00 per annum.
There is no ground rent for this property.

Share of Freehold - 250 years from 2015.



Services: All Council Tax Banding: A
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street and into George Street and at the last set of traffic lights take the left turn into Lower Cherwell Street. At the next set of traffic lights turn right into Bridge Street and continue over the bridge and at the next mini-roundabout take the left turn into West Street.

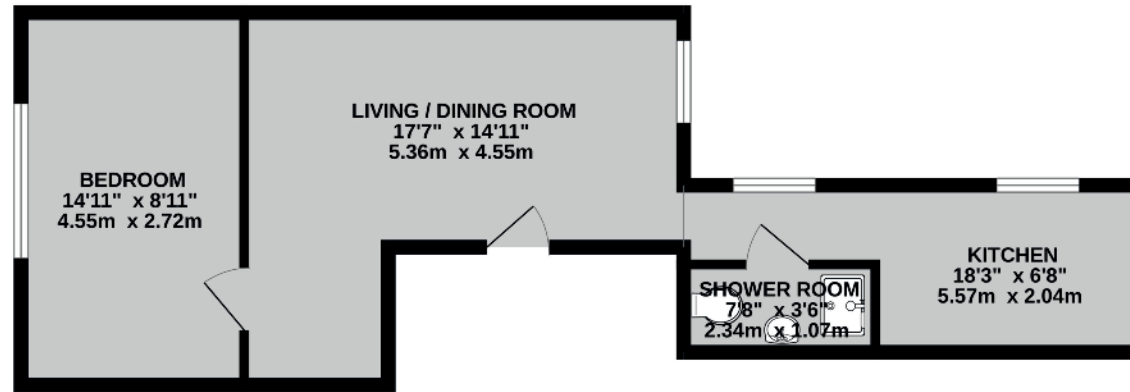






FIRST FLOOR
 453 sq.ft. (42.1 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL FLOOR AREA : 453 sq.ft. (42.1 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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