



8 Hollies Court, Banbury, Oxon OX16 5DR  
Guide Price £159,950 Leasehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings







*A two bedroom top floor apartment close to the town centre.*

**Entrance hallway | Living/dining room | Kitchen | Two bedrooms | Bathroom | Allocated parking | Double glazing | Electric heating | No onward chain**

### Accommodation

Front door.

**Entrance hallway** with telephone intercom system. Access to substantial accessible attic space with clear height. Airing cupboard housing hot water tank.

**Living/dining room:** Space for sofa suite and dining table and chairs. Wall mounted night storage heater. Window to rear aspect with some views of the countryside.

**Kitchen:** Range of base and eye level units with laminate worktop. Tile splashbacks. Built-in sink unit. Space for washing machine and cooker with extractor hood above. Wall mounted electric fan heater. Window to rear aspect. Vinolay flooring.

**Bedroom one** is a good size with window to front aspect with views of two church spires. Built-in wardrobe with sliding mirrored door. Further double wardrobe. Wall mounted night storage heater.

**Bedroom two:** Window to front aspect. Wall mounted panel heater.

**Bathroom:** Three piece white suite comprising low level WC, wash hand basin and panelled bath with fixed shower screen and mixer tap with shower attachment. Electric fan heater.

Large lockable storage cupboard which is ideal for bike storage.

### Outside

Allocated parking for one vehicle. Visitor parking.

### Agents Note

Service charge: £975.00.

Lease: 999 years from 15/2/2005.

We have been informed by the owner that the deeds and lease agreement for The Hollies Court is explicit on the position of the loft space, and provides the full rights for the use of the space to the owners.

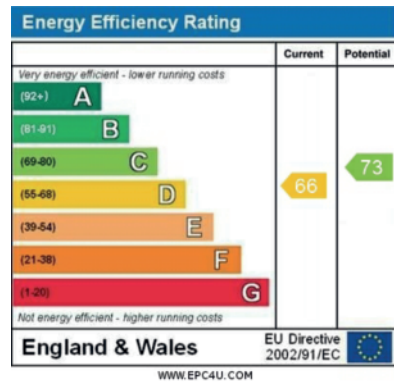
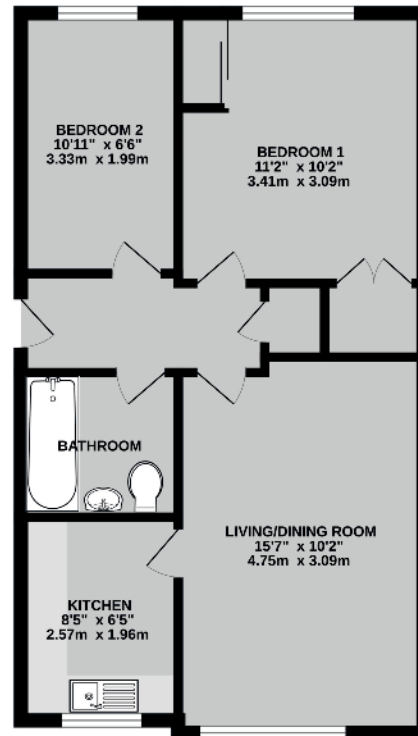
Services: All Council Tax Banding: A  
Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed south on the Oxford Road to St Johns Church. Turn left into St Johns Road and continue to the T-junction. Cross over into Prospect Road and continue into the cul-de-sac. Hollies Court is immediately on the left on the corner of Britannia Road and Prospect Road.





GROUND FLOOR  
 493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission or misstatement. The 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 capacity 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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