



3 Merisham Court, School Lane, Banbury, Oxon OX16 2AT  
£165,000 Leasehold

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





*An immaculate spacious ground floor apartment, offered with no onward chain*

**Spacious entrance hall | Living/dining room | Kitchen | Two double bedrooms | Bathroom with bath and shower cubicle | Electric heating | Double glazing | Communal living room | Communal gardens | Communal parking**

Providing excellent size accommodation throughout, a two double bedroom ground floor retirement apartment located within the heart of the town centre. The property boasts two double bedrooms and was formerly the show apartment.

**Accommodation**

Front door.

**Spacious entrance hall:** Useful store cupboard. Entry phone system. Door through to living/dining room.

**Living/dining room:** Feature walk-in bay window. Electric fire with fire surround. Double doors giving access to kitchen.

**Kitchen:** Stainless steel inset sink unit and drainer. Range of well fitted light wood wall and base units. Complementary tiling to splashback areas. Integrated 4 ring electric hob with electric oven. Integrated fridge. Integrated freezer. Vinolay flooring. Window to front aspect.

From the hallway door to bedroom one.

**Bedroom one:** Generous double bedroom with fitted wardrobes.

**Bedroom two:** Double bedroom.

**Bathroom:** White suite comprising of panelled bath, fully tiled separate double width shower cubicle, low level WC and handbasin with inset vanity unit. Shaver socket. Extractor. Heated towel rail. All walls are fully tiled.

**Agents Note**

Ground rent: £247.50 half yearly.  
Service Charge: £413.52 per month.  
Lease length 125 years from 1st January 2009.

**Merisham Court**

Merisham Court is a safe and secure retirement complex for the over 60's offering a town centre location. The facilities include a laundry room and a guest room with en-suite providing accommodation for friends and family. The residents' lounge, located on the ground floor has a kitchen and has direct access to the gardens. There is also a battery scooter store with charging points.

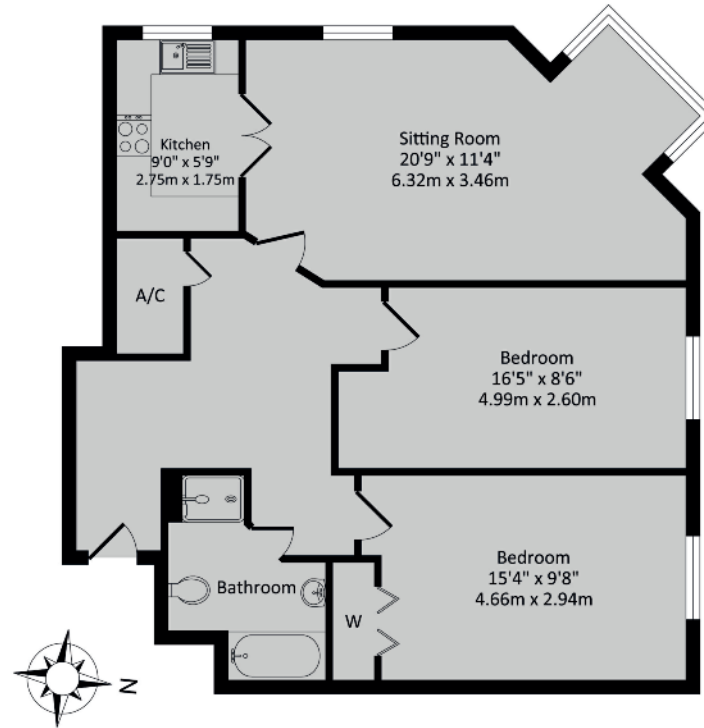
Services: All Council Tax Banding: C  
Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed north to the main traffic lights at the crossroads and continue over onto the Southam Road. The development can be found on the right hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		



TOTAL APPROX. FLOOR AREA 793 sq.ft. (73.70 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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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Viewing: Through appointment with Stanbra Powell

