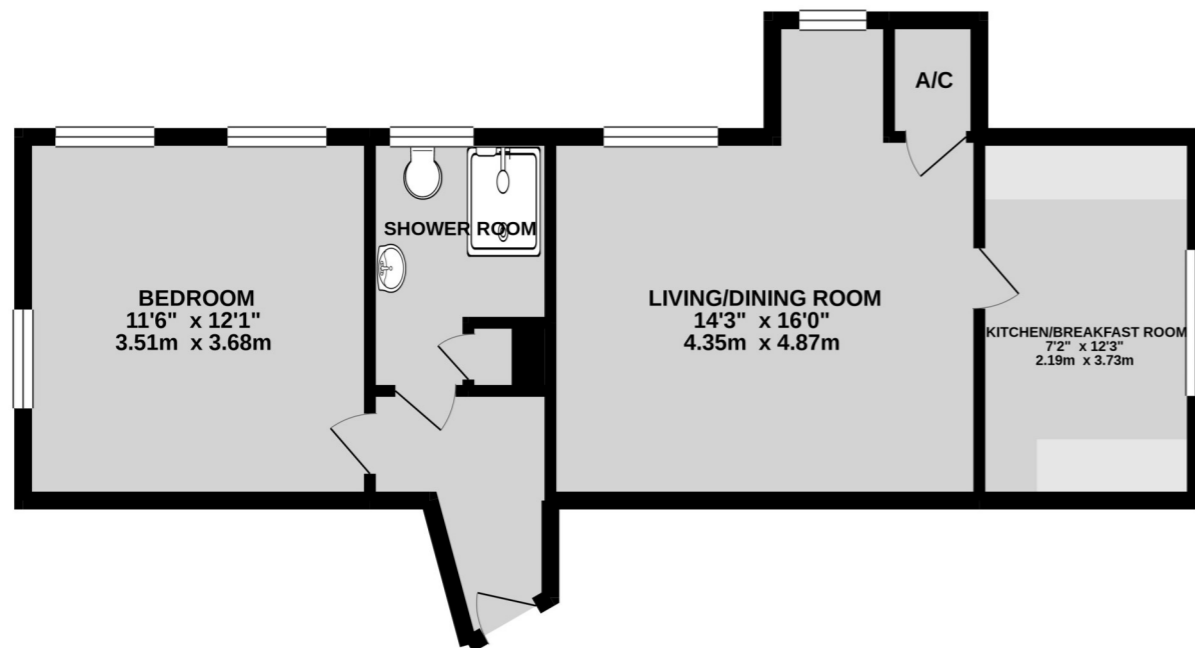


GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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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33 Fircroft Private Apartments  
41 Hightown Road  
Banbury  
Oxon  
OX16 9XT  
**£109,950 Share of Freehold**

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**CURRENT COUNCIL TAX BANDING:** B      **LOCAL AUTHORITY:** Cherwell District Council

**DIRECTIONS:**

From Banbury Cross proceed south on the Oxford Road and at the Horton General Hospital take the left turn into Hightown Road. Continue along this road and after approximately 300 yards you will see Fircroft on the right.

**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.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

Tel: 01295 221100 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)



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**DESCRIPTION:**

**Accommodation:**

Communal entrance. Access via intercom system.

Staircase leading to first floor, leading to flat.

Front door.

Entrance hallway. Doors to all accommodation.

Living/dining room: Two double glazed wooden windows to side aspect. Two wall mounted night storage heaters. Storage cupboard housing hot water tank.

Kitchen/breakfast room: Range of base and eye level units. Laminate work top. Built-in stainless steel sink unit. Space for electric cooker. Space for fridge/freezer. Space for washing machine. Breakfast bar. Space for table. Wall mounted night storage heater. Single glazed original window with secondary glazed unit.

Bedroom: Good size double bedroom with two wooden double glazed windows to the side aspect. Further wooden glazed window to the rear with views of Fircroft communal gardens and countryside views. Two storage heaters. Built-in wardrobes.

Re-fitted Shower room: Double shower cubicle with electric shower, hand rail and shower seat. Obscured wooden double glazed window to side aspect. Low level WC. Wash hand basin. Storage cupboard. Heated towel rail.

**Outside:**

Communal parking.

Communal gardens.

**Agents Note:**

The property is held on a 999 year lease from 2006.

The Freehold of the building is understood to be vested in a Residents Management Company, with each flat owner being a nominal share holder.

Maintenance/ service charge is presently payable in the sum of £136.00 per calendar month.



***First floor one bedroom retirement apartment***

**Entrance hallway | Living/dining room | Kitchen/breakfast room | Double bedroom | Re-fitted shower room | Communal parking | Communal gardens**

Located in the original part of this retirement complex is this well presented one bedroom first floor apartment for the over 55's. The property benefits from a good size double bedroom, re-fitted shower room, living/dining room, kitchen/breakfast room and pleasant views from the bedroom window.