



36 Greenhill Court, Banbury, Oxon OX16 9DF  
£165,000 Leasehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*Located close to Banbury town centre, railway station and amenities is this well proportioned and spacious two bedroom top floor apartment with two double bedrooms, large storage cupboard, bathroom, living room, separate kitchen, allocated parking and large communal green areas. The property requires a certain level of updating and is offered with a completed chain.*

Entrance hall | Large storage cupboard | Living room | Kitchen/breakfast room | Two double bedrooms | Bathroom | Allocated parking | Large communal green areas

#### Accommodation

Door leading to entrance hall.

**Entrance hall** with storage cupboard. Part glazed double doors leading to living room. Doors leading to both bedrooms and bathroom.

**Living room:** Large light and airy, double window overlooking green. Wall mounted radiator. Feature fireplace. Space for sofas. Segregated off for dining area. Obscured window and obscured part glazed door to kitchen/breakfast room

**Kitchen/breakfast room:** Large double glazed window to front aspect. Fitted with a range of base and wall mounted units with work surface over. One and a half stainless steel sink and drainer unit. Space for white goods. Space for cooker. Bench seat for breakfast area. Radiator. Wall mounted Worcester boiler. Walk-in storage cupboard.

**Bedroom one:** Double bedroom with double glazed window to rear aspect. Range of three built-in wardrobes. Radiator.

**Bedroom two:** Double bedroom with large walk-in storage cupboard. Window to rear.

**Bathroom:** Fitted with a suite comprising of panelled bath with power shower over, pedestal wash handbasin and low level WC. Predominately tiled splashbacks. Vinyl flooring. Extractor fan.

#### Outside

Allocated communal parking.

Large green areas.

#### Agents Note

Leasehold: 999 years lease from 1975 (no ground rent). This information was given to us by the current owner at the point of marketing the property and therefore should be checked with your solicitor for clarification.

Service charge: £83.00 approximately per month.

The owners have the opportunity to become a member of the management company but will not be part of the freehold.

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

**Directions:** From Banbury Cross proceed south on the Oxford Road to the Horton General Hospital. At the second set of traffic lights turn left into Hightown Road and take the first turning left into Valley Road. The property can be found on the left hand side at the bottom of this road.

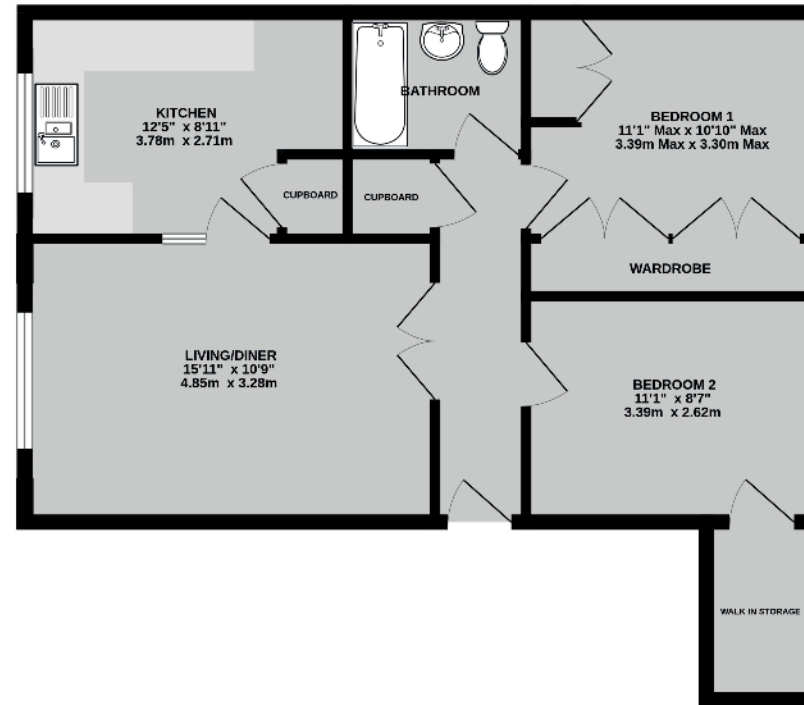




SECOND FLOOR  
 627 sq.ft. (58.2 sq.m.) approx.

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>		
(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>			
		70	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA: 627 sq.ft. (58.2 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the floorplan, errors may occur. Measurements of rooms, walls, floors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should not be used by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or effectiveness.  
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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.

Viewing: Through appointment with Stanbra Powell



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