



27 Merisham Court, Banbury, Oxon OX16 2AT  
£120,000 Leasehold

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





*A second floor apartment located in a sought after retirement complex, offered with no onward chain*

**Entrance hall | Store cupboard | Living/dining room |  
Kitchen | Double bedroom with fitted wardrobes | Shower  
room | UPVC double glazing | Upgraded electric heating |  
Communal laundry room | Communal living room |  
Communal residents parking and gardens | Lift to all floors  
| On-site manager**

Located within easy access of the town centre, a second floor one bedroom apartment offered in excellent decorative order throughout and providing generous size accommodation.

#### Accommodation

Front door.

Intercom entrance system.

**Entrance hall:** Access to loft. Storage/airing cupboard housing hot water tank and immersion heater. Door to living/dining room.

**Living/dining room:** Wall mounted electric heater plus electric coal effect stove. Double glazed window. Double doors giving access to kitchen.

**Upgraded kitchen** comprising of stainless steel inset sink unit and drainer. Complementary work surfaces. Tiling to splashback areas. Range of wall and base units. Two ring electric hob and brand new electric oven. Brand new fridge/freezer. Extractor fan. Double glazed window.

**Generous size double bedroom** with fitted wardrobes. Two wall mounted upgraded electric heaters.

From the hallway door to shower room.

**Shower room:** Double width walk-in shower cubicle. All walls are fully tiled. Handbasin with inset vanity unit. Low level WC. Heated towel rail.

#### Agents Note

Service charge: £275.00 per month.  
Ground rent: £763.00 per annum.  
Lease: 125 years from January 2012, 113 years remaining.

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. There is a lift to all floors.

Merisham Court has an on-site house manager. There is an alarm system with pull cords, intercom and personal alarm.

All communal areas have been re-carpeted and re-painted this year.

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

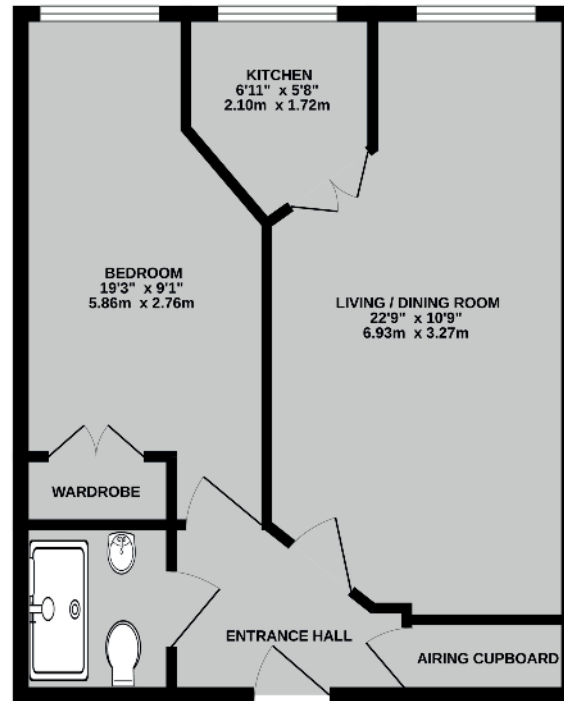
**Directions:** From Banbury Cross proceed north to the main traffic lights at the crossroads and continue over onto the Southam Road. The development can be found on the right hand side.





TOP FLOOR  
 500 sq.ft. (46.4 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



TOTAL FLOOR AREA: 500 sq.ft. (46.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the footprint contained hereon, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency over the period.  
 Made with iMentimeter 03/2024

**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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