



27 Peoples Place, Warwick Road, Banbury, Oxon OX16 0FJ  
£165,000 Leasehold

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





*An extremely well presented top floor apartment offering excellent size accommodation.*

**Spacious entrance hall | Open-plan living room, kitchen/dining room | Large double bedroom | Recently installed bathroom | Ample storage | Allocated parking | Electric heating | Double glazing**

Located within comfortable walking distance of the town centre and further amenities a spacious one bedroom top floor apartment located within this popular gated development.

#### Accommodation

Front door.

**Spacious entrance hall:** Useful store cupboards. Wall mounted electric heater. Amtico flooring. Door through to open-plan living room, kitchen/dining room.

**Kitchen area** comprising of stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of light wood fronted wall and base units. Integrated 4 ring electric hob with electric oven under, stainless steel canopy extractor over. Ample work surfaces. Tiling to splashback areas. Tiled flooring. Free space and plumbing for washing machine. Free space for American style fridge/freezer. Wall mounted electric heater.

**Living/dining area** has Amtico flooring. Double glazed Sash windows to rear. Entry phone system. Airing cupboard housing hot water tank and immersion heater.

From the hallway door to bedroom.

**Generous double bedroom** with Sash cord double glazed windows to rear. Wall mounted electric heater. Access to loft. Fitted wardrobe.

**Bathroom:** Recently installed to a high specification comprising of panelled bath with Mira shower unit over, handbasin with inset vanity unit and low level WC. Shaver socket and light. Tiling to splashback areas. Wall mounted heated towel rail. Recessed spotlights. Extractor.

#### Outside

Allocated parking.  
Communal bin store.

#### Agents Note

Leasehold: 105 years remaining.  
Ground rent: £50.00 per annum (paid in January).  
Service charge: £1900.00 per annum (paid 6 monthly).

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

**Directions:** From Banbury Cross proceed north to the main traffic lights at the crossroads and turn left into the Warwick Road and left into the development.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL APPROX. FLOOR AREA 586 sq.ft. ( 54.40 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

