



Apartment 1, Chacombe House, Banbury Rd, Chacombe,  
Banbury OX17 2FL - Price £190,000 Leasehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings

*Spacious ground floor retirement apartment enjoying pleasant views over mature and established communal gardens. Offered with no onward chain.*

**Entrance hall | Living/diner | Kitchen/breakfast room | Master bedroom with en-suite | Bedroom two | Bathroom | Enclosed patio area allocated to apartment | Communal gardens | Ample communal parking**

### Accommodation

**Communal entrance hall:** Several fire security doors.

Apartment one main entrance hall: L-shaped entrance hall. Entry phone system. Doors to all rooms. Window to side aspect. Store cupboard. Recessed spotlights. Coving to ceiling.

**Living/diner:** Window overlooking communal gardens. Two radiators. Telephone point. Recessed display areas. Coving to ceiling. Walkway through to kitchen. Entry phone system.

**Kitchen/breakfast room:** Windows overlooking communal gardens and allocated courtyard. Comprehensive range of light fronted wall and base units with ample work surfaces. Tiling to splashback areas. Window to side aspect. Bowl and a half inset sink unit and drainer with cupboards under. Plumbing for dishwasher and washing machine. Integrated fridge / freezer with built-in four ring electric hob with extractor over. Built-in oven and grill. Exposed timbers. Part vaulted ceiling.

**Bedroom one:** Windows to front and side aspects. Double fitted wardrobes. Coving to ceiling. Radiator. Telephone point. Door to en-suite.

**En-suite shower room:** Modern white suite comprising low level WC, wall mounted wash handbasin inset into vanity unit with cupboard under. Heated towel rail. Fully tiled shower cubicle. Recessed spotlights. Coving to ceiling. Shaver socket and light. Extractor fan. Vinolay flooring.

**Bedroom two:** Windows to front and side aspects. Radiator. Telephone point. Exposed timber beams. Wardrobe.

**Bathroom:** White suite comprising panelled bath with Victorian style mixer tap shower over, low level WC, wash handbasin and cupboard. Tiling to splashback areas. Heated towel rail. Vinolay flooring. Recessed spotlights. Extractor fan.

### Outside

**Enclosed patio area which is allocated to the apartment.**

**Communal gardens:** Extensive landscaped grounds with various seating areas, patio areas, ornamental ponds, raised flowerbeds etc.

**Communal areas comprise:** Communal lounge, communal laundry and two lockers in basement storage rooms.

**Parking:** Ample communal parking available.

### Agents Note

24 hour emergency call system; communal aerial for terrestrial and satellite TV.

Service charge £510.00 per month (includes £10.00 ground rent).

Lease: 104 years to run from August 2024.

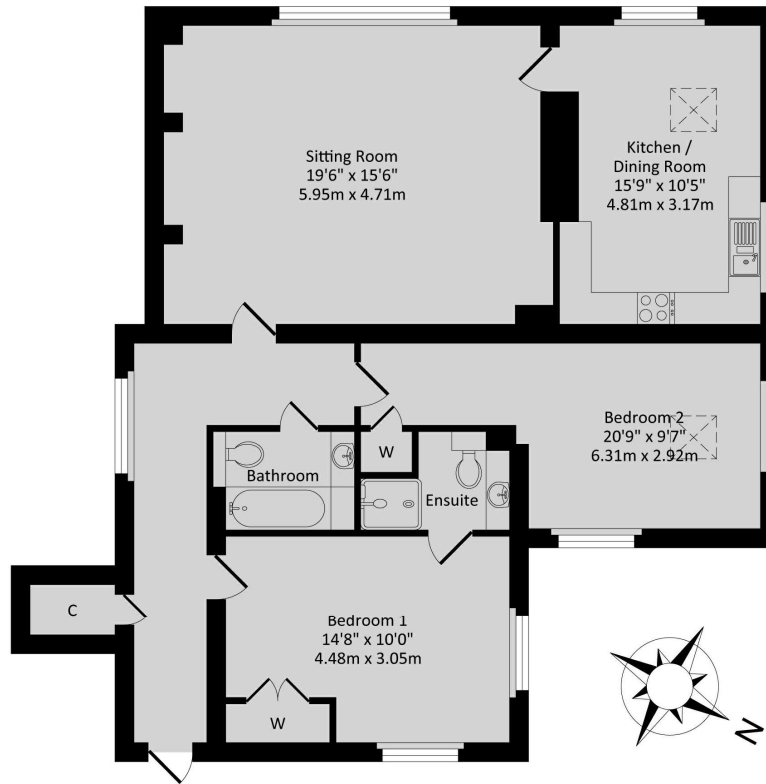
**Services:** All                      **Council Tax Banding:** D  
**Authority:** South Northants District Council

**Directions:** From Banbury Cross proceed east to Junction 11 (M40); continue over onto the A361 Daventry Road. Take the first turn right to Chacombe and continue to the village, taking the first right turn to Chacombe House.





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>		<b>68</b>
(39-54)	<b>E</b>	<b>50</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 1049 sq.ft. (97.50 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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