



54 Alma Road, Banbury, Oxon OX16 4RQ
£165,000 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A well presented top floor two bedroom apartment.

Communal entrance | Entrance hallway | Two double bedrooms, en-suite to master bedroom | Bathroom | Living/dining room | Kitchen | Allocated parking | Views over green area

Located within easy walking distance of the railway station, town centre and many other amenities is this very well presented top floor two bedroom apartment. The apartment benefits from a good size living/dining/open kitchen area, two good size double bedrooms one with en-suite, separate bathroom, allocated parking to rear and views to front aspect over green area.

Accommodation

Front door.

Entrance hallway: Two UPVC double glazed windows overlook rear aspect. Wall mounted electric heater. Telephone intercom system. Large airing cupboard housing hot water tank and additional shelving.

Living/dining room: Space for sofa and dining table with large UPVC double glazed window overlooking green area to front aspect. Wall mounted electric panel heater.

Kitchen area: Range of base and eye level units with laminate worktop. Built-in oven, 4 ring electric hob with extractor hood above. Stainless steel sink unit. Space and plumbing for washing machine. Space for full size fridge/freezer. UPVC double glazed window to rear aspect.

Bedroom one: Good size double bedroom with UPVC double glazed window overlooks green area to front aspect. Wall mounted electric panel heater.

En-suite: Three piece suite comprising of low level WC, wash handbasin and double shower cubicle with shower over. Tiling to splashback areas. Extractor fan. Wall mounted heated towel rail.

Bedroom two: Good size double bedroom with two UPVC double glazed windows to front aspect. Wall mounted electric panel heater.

Bathroom: Comprising of low level WC, wash handbasin and panelled bath. Tiling to splashback areas.

Agents Note

Leasehold: 150 Years from 2007.

Ground rent: £250.00 per annum.

Service Charge: £1104.00 every 6 months.

Outside

Allocated parking for one vehicle. Visitor's parking spaces.

Council Tax Banding: B
Authority: Cherwell District Council

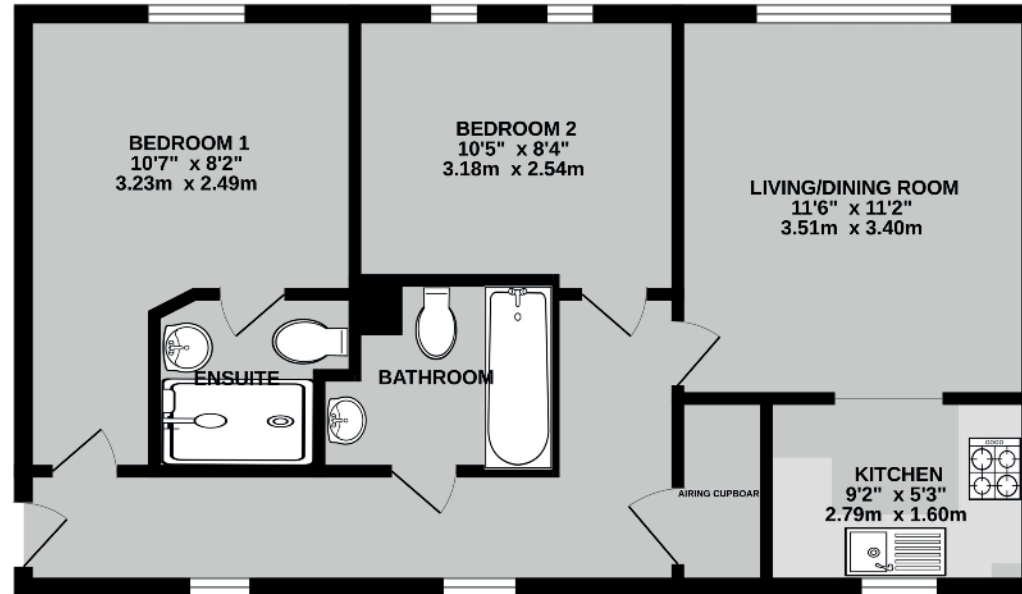
Directions: From Banbury Cross proceed east along the High Street and into George Street. At the T-junction turn left into Lower Cherwell Street and turn right crossing over the railway bridge into the Middleton Road. At the mini roundabout turn right into Merton Street and right onto Alma Road.





557 sq.ft. (51.8 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(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 FLOOR AREA: 557 sq.ft. (51.8 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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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
 t: 01295 221100
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

