



19 Cherwell Banks, Kings Sutton, Banbury, OX17 3QF
£185,000 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A rare opportunity to purchase a spacious and well presented apartment in the very popular village of Kings Sutton.

Living room | Dining room | Kitchen | Bathroom | Two double bedrooms | Utility | Communal parking.

This first floor apartment in a quiet location with views over communal gardens and farmland. The property benefits from gas central heating, double glazing, versatile accommodation with two double bedrooms, two reception rooms additional utility, separate kitchen and re fitted bathroom and communal parking. Offered with no onward chain.

Accommodation

Entering the block of apartments on the right hand side as you arrive in Cherwell Banks, go through the communal door onto the first floor, through the fire door. The front of the property can be found on the right hand side.

Entrance hall: Door onto entrance hall. Laminate wood flooring. Wall mounted radiator. Two storage cupboards. Door leading to living room, dining room, kitchen, bedrooms and bathroom.

Living room: Double glazed window to front aspect. Wall mounted radiator.

Dining room: Laminate wood flooring. Double glazed window to rear aspect with views over farmland. Wall mounted radiator.

Kitchen: Double glazed window to rear aspect overlooking farmland. Fitted with a range of base and wall mounted units with work surface over. Tiled splashbacks. One and a half stainless steel sink unit with drainer and mixer taps. Built in extractor hood. Space for cooker, white goods such as washing machine and slim line dishwasher. Wall mounted shelving. Tiled floors.

Bedroom one: Double size bedroom. Double glazed window to front aspect. Wall mounted radiator. Laminate wood flooring.

Bedroom two: Double size bedroom. Double glazed window to front aspect. Wall mounted radiator.

Bathroom: Obscure double glazed window to rear aspect. Re fitted white suite with modern paneled bath with modern taps, shower screen and chrome mixer shower over. Pedestal hand washing basin with mixer taps. Low level W/C. Predominantly tiles splashbacks. Vinyl flooring. Wall mounted heated towel rail.

Utility: Double glazed window to rear aspect. Work surface. Space for white goods. Vinyl flooring.

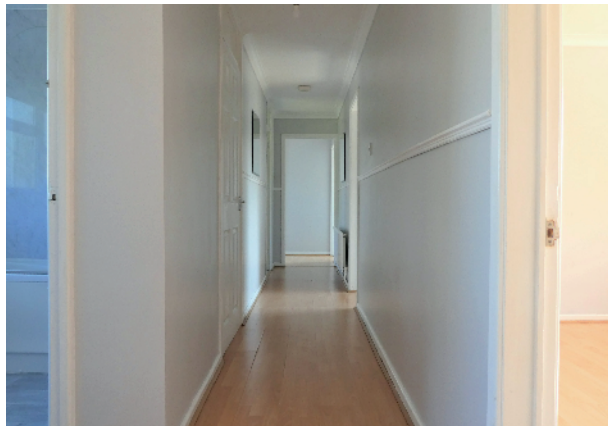
Outside

Communal garden. Laundry area. Communal parking.

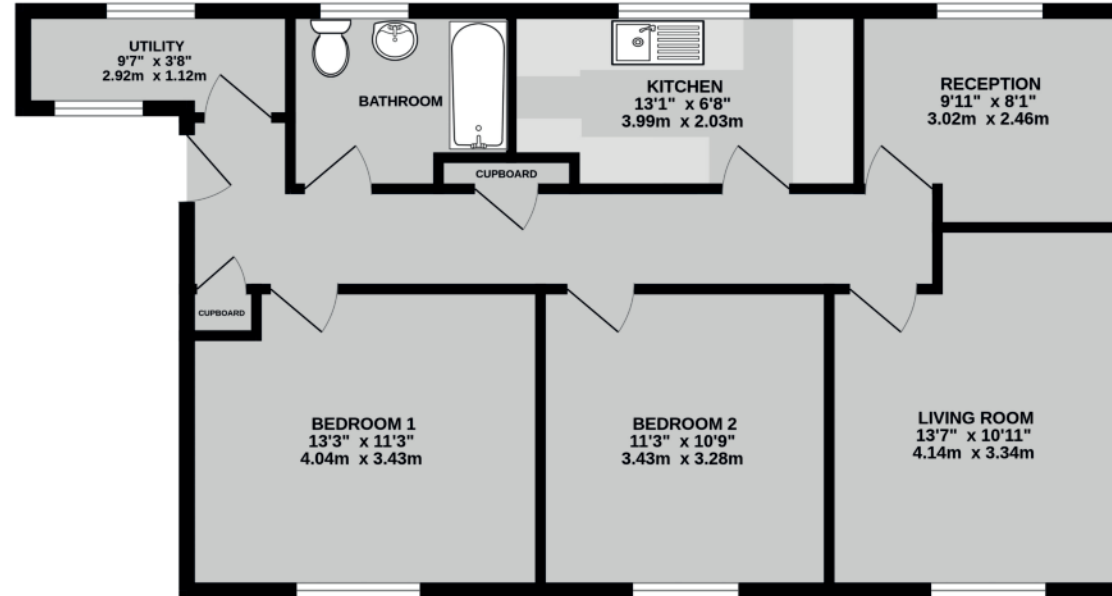
Agent's note: Lease remaining 103 years.
Service charge & Ground rent combined : £154.25 per month

Services: All
Council Tax Banding: A
Authority: South Northants District Council
Directions: From Banbury Cross proceed south on the Oxford Road for approximately three miles until reaching Twyford. Take the left turn towards Kings Sutton and upon entering the village take the left turn into Sandringham Road; follow this road round and the next left is Hampton Drive. Continue along this road which leads into Blenheim Rise, at the top of Blenheim Rise at the T-junction, take the left turn into Newlands, this road leads into the Dairygrounds. At the Dairygrounds junction turn left and follow the road round into Cherwell Banks.





FIRST FLOOR
 778 sq.ft. (72.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 778 sq.ft. (72.3 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.
 Made with Metropix ©2023

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

