



39 Park Gardens, Bath Road, Banbury, Oxon OX16 9HQ
£299,950 Leasehold

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





A beautifully presented light, airy and spacious first floor two bedroom retirement apartment with an excellent range of communal facilities and services in a luxury development recently built in the heart of Banbury within easy walking distance of the town centre.

Entrance hall | Open-plan living/kitchen/dining space | Two bedrooms | Spacious wet room | Electric heating | Extensive communal facilities include bistro and gym | Walking distance to town centre | House Manager

Accommodation

Lift facilities to first floor.
Large light and airy corridors. Number 39 is situated on the first floor.

Door leading into large entrance hall.

Entrance hall: This welcoming space could be used as an office area. Airing cupboard. Large storage cupboard. Doors leading to living accommodation, two double bedrooms and shower room.

Large modern and thoughtfully presented **open-plan living/kitchen and dining space**. Kitchen area fitted with a range of white gloss base and eye level units with work surface over. Tile splashbacks. Range of integrated appliances, oven hob, extractor, microwave, washer/dryer and fridge/freezer. Stainless steel sink unit with mixer taps. Small window.

From the kitchen is a **large living space** which can be segregated into two areas such as living and dining or simply living space. Patio doors opening onto Juliette balcony.

Large and light **master bedroom** with two windows. Built-in wardrobes.

Bedroom two is a spacious single or a small double bedroom. Window.

Spacious wet room: Larger than average wet room. Spacious walk-in shower area with tiled splashbacks. Vanity unit with WC and wash handbasin inset, a range of cupboards under. Heated towel rail. Non-slip floor.

Agents Note

Leasehold: 146 years which commenced in 2019.
Service charge: £501.94 per month.
Ground rent: £125.00 per annum.

Park Gardens

Park Gardens offers a shared garden area with raised beds.

Emergency assistance is available 24/7 and there is a House Manager.

Communal facilities include Bistro, activities include social afternoon tea, coffee mornings and fitness class.

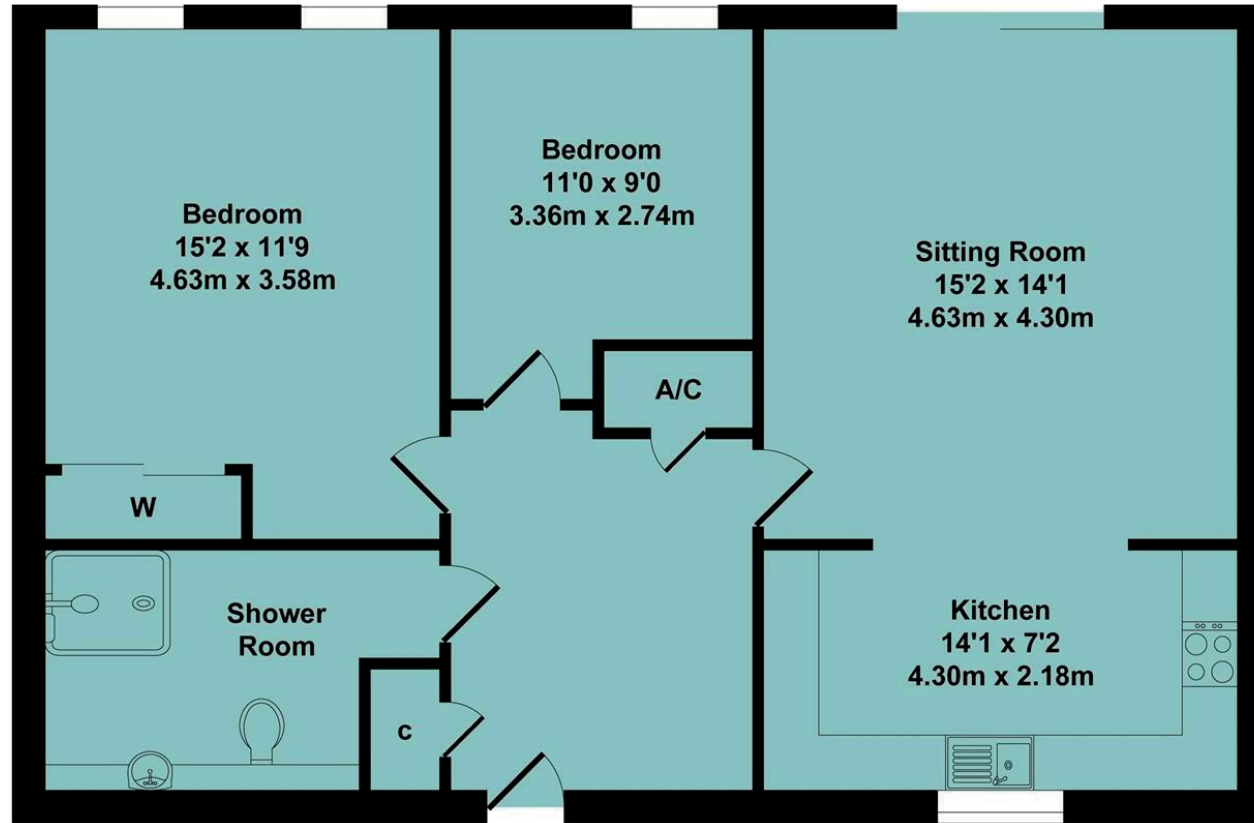
Guest suite available subject to booking.

Services: All except gas Council Tax Banding: C
Authority: Cherwell District Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	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 805 Sq.Ft. (74.80 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

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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