



Flat 10, Springwell House, Old Parr Close, Banbury. OX16 5JD
£175,000 Leasehold

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





A first floor apartment conveniently located within walking distance of the town centre enjoying a cul-de-sac location.

Entrance hall | Living/diner | Kitchen | Two double bedrooms | Bathroom | Useful walk-in cupboard | Residents parking | Double glazing | Gas radiator heating

Providing generous sized accommodation throughout, a two bedroom first floor apartment offered with no onward chain. The property benefits from a lease of 999 years from 2012.

Accommodation

Front door.

Entrance Hall: Useful store cupboard. Door to

Living/diner: Double glazed window to front aspect. Useful walk-in storage cupboard. Walkway through to kitchen.

Kitchen: Dual aspect room with window to front and to side aspect. Inset sink unit and drainer, built in gas hob with electric oven under. A range of wall and base units, tiling to splash back areas. Wall mounted gas combination boiler for hot water and central heating. Breakfast bar. Free space and plumbing washing machine. Useful store cupboard.

Bedroom one: A comprehensive range of fitted wardrobes. Window to rear aspect.

Bedroom two: Is a double bedroom with fitted wardrobe.

Bathroom: White suite comprising of panelled bath with a mixer tap and shower over. Pedestal hand basin. Low level WC. All walls are fully tiled. Window to side aspect. Radiator.

Outside

Communal parking.

Agents Note

Lease: 999 years from 1st December 2012.

Service charge: £90.00 monthly including ground rent.

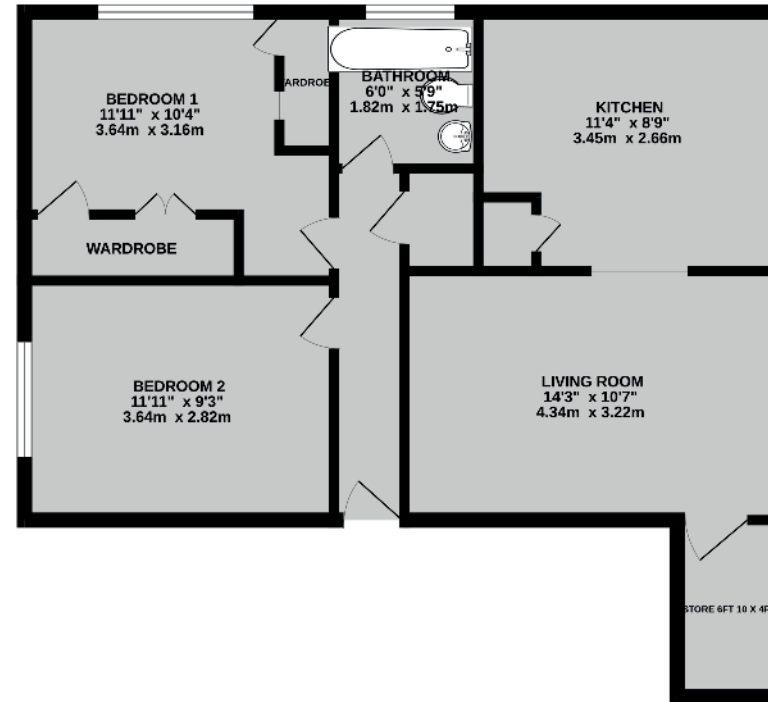


Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Stanbra Powell proceed south on the Oxford Road and upon reaching St John's Roman Catholic Church (approx. 300 yards, take the left turn into St John's Road; continue to the junction taking the right turn to Old Parr Road and immediately left into Old Parr Close and Springwell House is just on the left.





FIRST FLOOR
 600 sq.ft. (55.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL FLOOR AREA - 600 sq.ft. (55.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements or costs, wherever shown and any other facts 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 in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their availability or condition at the time of the plan.

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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