



37 Causeway, Banbury, Oxon OX16 4RH
£159,950 Leasehold

**Stanbra
Powell**

Estate Agents
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Property Lettings





A large two bedroom ground floor apartment

Entrance hall | Inner hallway | Open-plan living/dining/kitchen area | Two double bedrooms | Shower room | Communal underground parking | Double glazing | Electric heating | No onward chain

Located within easy walking distance of the railway station and town centre is this two bedroom ground floor apartment benefiting from large open-plan living/dining/kitchen area, two good size double bedrooms and shower room. Offered for sale with no onward chain.

Accommodation

Access via front door to entrance hall.

Entrance hall: Vinolay flooring. Wall mounted metal fuse box. Door through to inner hallway.

Inner hallway with large storage cupboard. Wood effect vinolay flooring. Area which has potential for office space. Large airing cupboard housing hot water tank and further shelving.

Kitchen: A range of refitted white base and eye level units with laminate wood effect worktop. Tiling to splashback areas. Built-in oven. Stainless steel sink unit. 4 ring hob with extractor over. Space for washing machine and fridge/freezer.

Living/dining area has space for a sofa suite. Two wall mounted night storage heaters. Space for table and chairs in dining area. UPVC double glazed doors opening onto front patio. UPVC double glazed window to front aspect.

Bedroom one: Large double bedroom with UPVC double glazed window to rear aspect. Built-in wardrobes. Wall mounted night storage heater.

Bedroom two: Double bedroom with UPVC double glazed window to rear aspect. Wall mounted night storage heater.

Shower room: Low level WC. Wash handbasin. Electric shower. Wet room floor. Wall mounted fan heater.

Agents Note

Communal parking access via electric gates.

Lease term: 999 years from 1st July 1985.

Service charge: Currently £1000.00 per annum. The service charge for 2025 will be £1200.00 per annum.

Council Tax Banding: B
Authority: Cherwell District Council

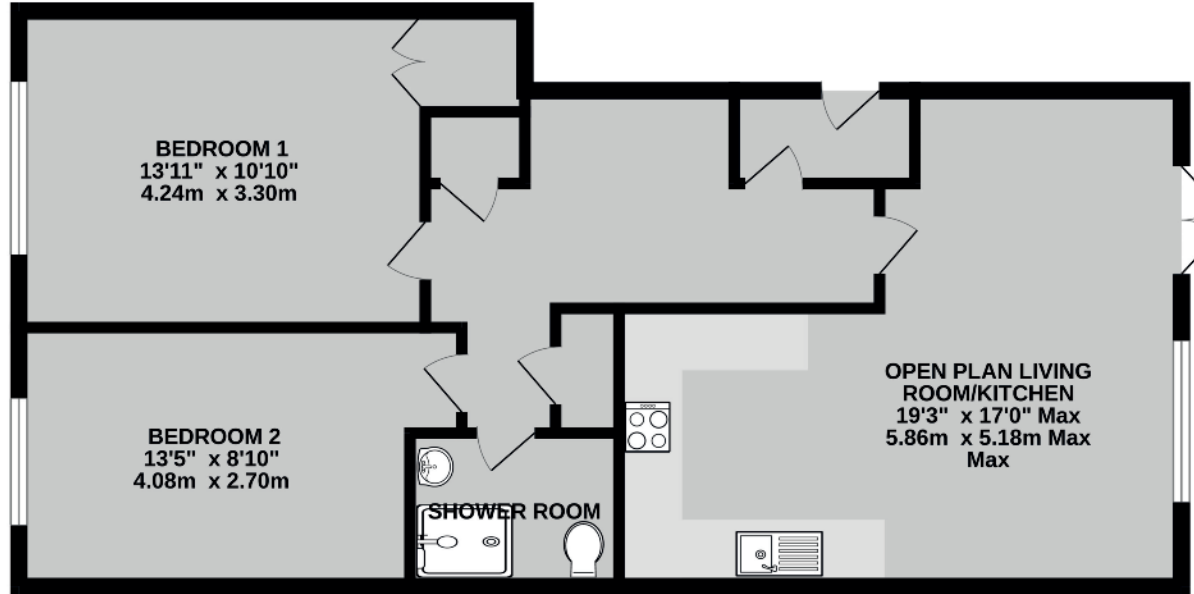
Directions: From Banbury Cross proceed east through the High Street, continue to the T-Junction and take the left turn into Lower Cherwell Street, turn right at the traffic lights onto Bridge Street, first right onto Merton Street, follow this road until taking a left onto Thorpe Way then turn left onto Causeway.







722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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.

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