



Flat 18 Marlborough House, Newland Rd, Banbury OX16 5AF  
£189,950 Leasehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*An immaculate second floor apartment providing excellent size accommodation throughout benefiting from being part of a gated development within the heart of the town centre.*

**Entrance hall | Living/diner | Kitchen | Master bedroom with en-suite and balcony | Second double bedroom | Bathroom | Gas central heating | Allocated parking**

Having recently been upgraded by the present vendor to a high specification, a spacious two double bedroom apartment benefiting from gas central heating.

#### Accommodation

Front door.

**Spacious hallway:** Two useful store cupboards. LVT, flooring throughout the hallway and living room.

**Living/dining room:** Two windows to front aspect. Space for desk.

From the living/diner, raised kitchen.

**Kitchen:** Cupboard housing recently installed gas boiler for domestic hot water and central heating (installed approximately 2 years ago). Comprehensive range of contemporary wall and base units. Ample work surfaces. Stainless steel bowl and a half inset sink unit and drainer. Integrated 4 ring gas hob with electric oven under, extractor over. Integrated fridge/freezer. Free space and plumbing for washing machine. Free space and plumbing for dishwasher. Tiling to splashback areas. Tiled effect flooring. Window to front aspect.

**Master bedroom:** Double bedroom. Laminate flooring. Fitted wardrobe. Double doors giving access to wrought iron balcony with composite decking.

**En-suite:** Recently installed to a high specification a double width shower cubicle with thermostat shower, pedestal handbasin with inset vanity unit and low level WC. Extractor fan. Tiled flooring.

**Bedroom two:** Generous double bedroom with window to front aspect.

**Bathroom:** White suite comprising of panelled bath with shower unit over, handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Tiled flooring.

#### Outside

**Allocated parking bay,** accessed via remote control wrought iron gates.

Communal bin store.

#### Agents Note

The property benefits from underfloor heating throughout, powered by gas boiler.

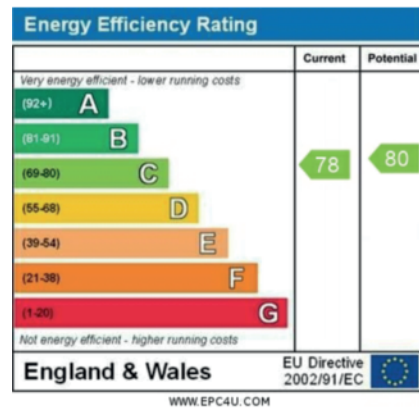
Leasehold: 104 years remaining.  
Ground rent: £100.00 per annum.  
Service charge: £1000.00 per annum.

Services: All Council Tax Banding: B  
Authority: Cherwell District Council

**Directions:** Walking - from Banbury Cross proceed to the High Street taking the second turn right into Marlborough Road and Marlborough House can be found on the second corner. By road - continue through the High Street and into George Street, taking the right turn into George Street and the parking access is the first turn past Marlborough Road on the right.







TOTAL APPROX. FLOOR AREA 733 sq.ft. (68.10 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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.

Viewing: Through appointment with Stanbra Powell



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