



31 Westbeech Court, Banbury, Oxon OX16 9RY
£189,950 Leasehold

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





A first floor maisonette providing generous size accommodation throughout, offered with no onward chain and enjoying a secluded location within the heart of Banbury town centre.

Entrance hall with stairs rising off to first floor | Landing | Living/diner | Kitchen/breakfast room | Two double bedrooms | Bathroom | Rear garden | Residents parking | Gas central heating | UPVC double glazing

Providing generous size accommodation throughout, a first floor two bedroom maisonette benefiting from allocated garden, located with walking distance of the town centre and further amenities.

Accommodation

Front door.

Entrance hall with stairs rising off to first floor.

Landing: Two useful large storage cupboards. Two smaller storage cupboards. Thermostat for heating.

Living/diner to front aspect with electric fire and surround.

Kitchen/breakfast room: Comprehensive range of light fronted wall and base units. Ample work surfaces. Integrated 4 ring gas hob with brand new electric oven under, extractor fan over. Stainless steel inset sink unit and drainer. Free space and plumbing for washing machine. Free space and plumbing for dishwasher. Space for fridge. Space for freezer. Tiling to splashback areas. Breakfast bar. Wall mounted Glow Worm gas combination boiler for domestic hot water and central heating. Windows to rear aspect. Door to side aspect. Stairs leading to the garden and bin store from the kitchen back door.

Bedroom one: Generous double bedroom to front aspect.

Bedroom two: Double bedroom to rear aspect.

Bathroom: Coloured suite comprising of panelled bath with shower unit over, handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Shaver socket. Window to rear.

Agents Note

The property benefits from brand new installed carpets and has been re-decorated throughout.

Lease: 125 years from 24th June 2012.
Ground rent: £100 per annum.
There is no service charge.

Outside

Garden: Enclosed by fencing. Laid to lawn. Brick built bin store. Hardstanding for shed. The garden measures approximately 25 ft x 15 ft.

Front: Pathway to front door.
Shared front garden laid to lawn.

The property benefits from a parking permit for residents only which can be obtained at Cherwell District Council.



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

Directions: From Banbury Cross proceed west along West Bar and take the first right turn into Westbeech Court.



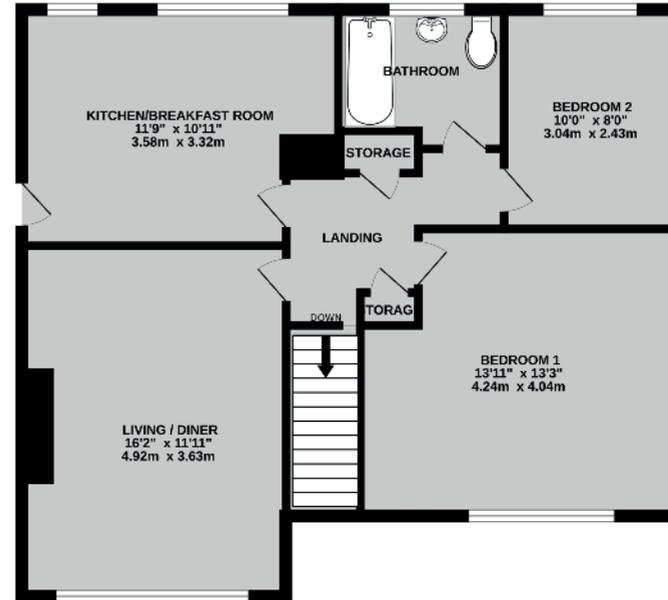
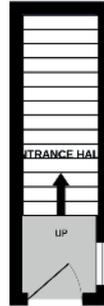




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

ENTRANCE FLOOR
 22.00m² (247.91 sq ft) approx.

1ST FLOOR
 739 sq ft (68.7 sq m) approx.



TOTAL FLOOR AREA: 793 sq ft (73.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures 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: [Mengix.co.uk](http://www.mengix.co.uk)

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

