



Apartment 5, 26 Horsefair, Banbury, Oxon OX16 0AE
£185,000 Leasehold

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





An individual first floor apartment in the heart of the town, offered in excellent decorative order throughout. No onward chain.

Entrance hall | Open-plan living/kitchen/diner | Double bedroom with walk-in wardrobe | Shower room | Boiler cupboard with plumbing for washing machine | Gas central heating | Communal courtyard garden

An impressive one bedroom apartment providing high quality fixture and fittings throughout and its own individuality. The apartment provides generous size accommodation throughout, benefiting from communal courtyard gardens.

Accommodation

Front door.

Entrance hall: Cupboard housing gas boiler for domestic hot water and central heating and plumbing for washing machine. Entry phone and video system. Thermostat for heating.

Oak door giving access to open-plan living/kitchen/diner.

Open-plan living/kitchen/diner: Matching flooring throughout. Three Sash cord double glazed windows to front aspect.

Kitchen area: Bowl and a half inset sink unit and drainer. Comprehensive range of contemporary shaker style wall and base units with solid oak work surfaces. Tiling to splashback areas. Integrated 4 ring electric hob with electric oven under, extractor over. Integrated fridge. Integrated freezer. Recessed spotlights throughout.

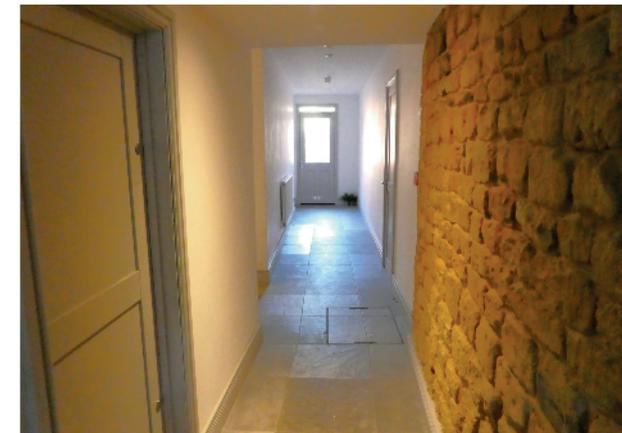
Bedroom: Generous double bedroom with double glazed Sash cord window to front aspect. Walk-in wardrobe.

Shower room: Fitted to a high specification comprising of double width shower cubicle with thermostatic shower, hand basin with inset vanity unit. Low level WC. Tiling to splashback areas. Tiled flooring. Heated towel rail. Recessed spotlights. Extractor.

Agents Note

Lease: 125 years from 1/1/2016.
Ground rent: £250.00 per annum.
Service charge: £1254.36 per annum.

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

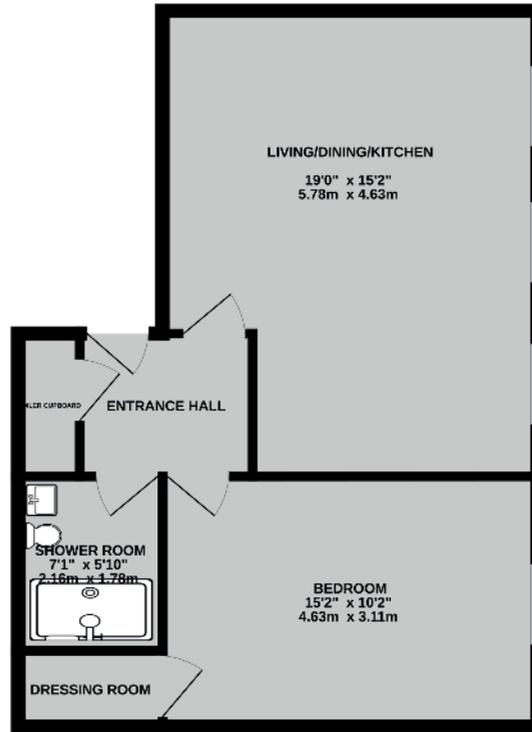






GROUND FLOOR
 536 sq.ft. (49.8 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	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: 536 sq.ft. (49.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the information contained hereon, it is not intended to constitute an offer, invitation, or any other form of financial promotion. It is intended as a guide only and should be used in conjunction with any other information provided. The information is provided for information only and does not constitute an offer or any other form of financial promotion. The information is provided for information only and does not constitute an offer or any other form of financial promotion. The information is provided for information only and does not constitute an offer or any other form of financial promotion.

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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