



Apartment 7, Horsefair, Banbury, Oxon OX16 0AE
£210,000 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings



A top floor apartment offering a wealth of character and generous size accommodation, enjoying a town centre location.

Entrance Hall | Open plan living/kitchen/diner | Two generous size bedrooms | Shower room | Boiler cupboard with plumbing and space for washing machine | Gas central heating | Double glazing | Communal courtyard garden

Offered in excellent decorative order throughout, an individual two bedroom top floor apartment, offered with no onward chain. There is also a communal courtyard garden

Communal Entrance Hall :

Stairs rising off to first floor and second floor. Door leading to communal garden.

Front door of number 7 : Video entry phone system.
Laminate flooring. Exposed beam. Recess spotlights.
Cupboard housing gas boiler and plumbing for washing machine.

Open plan Living / Kitchen/ Diner: Double glazed sash windows to front aspect. Laminate flooring. Feature fireplace.

Kitchen area:

Comprehensive range of shaker style wall and base units. Bowl and a half inset sink unit and drainer. Solid oak work surfaces. Tiling to splashback areas.
Integrated 4 ring electric hob and oven. Extractor.
Integrated fridge and freezer.

Master Bedroom: .Generous double bedroom. Vaulted ceiling.

Bedroom 2: Generous single bedroom.

Shower room: Contemporary suite comprising of, fully tiled shower cubicle. Hand basin and vanity unit. Low level WC. Tiling to splash back areas. Tiled flooring. Extractor.

All internal doors are contemporary Oak doors.

There are many character features such as exposed beams and high ceilings.

All windows UPVC double glazed.

Gas radiator heating with radiators in all rooms.

Outside:

Communal garden: Enclosed Private communal garden, enclosed by stone walling with views over St Mary's Church. Patio area and raised flowerbeds. Bike store area.

Agents Note

Lease : 125 years from 1/1/2016
Ground rent: £250 per annum.
Service charge: £1254.36 per annum

Services: ALL

Council Tax Banding: B

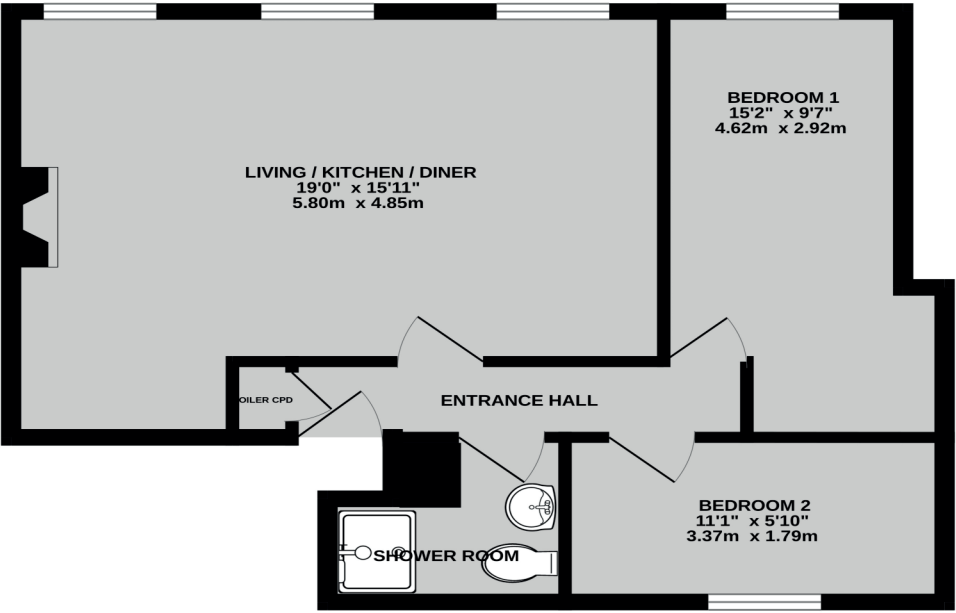
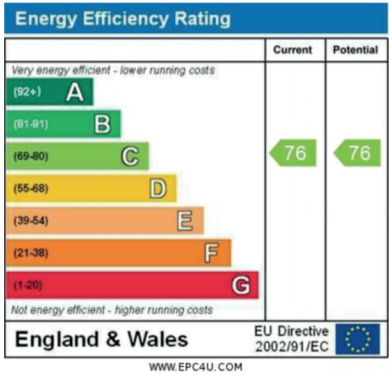
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TOP FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.8 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
Oxon OX16 0AA
t: 01295 221100
e: post@stanbra-

stanbra-powell.co.uk

