



2 Cherwell Court, Britannia Road, Banbury, Oxon OX16 5DE
£179,950 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An extremely well presented ground floor two double bedroom apartment.

**Entrance hallway | Open plan living/kitchen/dining area
| Two double bedrooms, en-suite to master | Bathroom
| Allocated under cover parking | Gas central heating |
Double glazing | Communal gardens | No onward chain**

Located within easy walking distance of the town centre and railway station is this well presented ground floor two bedroom apartment. The property benefits from open plan living/kitchen/dining area, two good size double bedrooms one with en-suite and a main bathroom. The property has under cover allocated parking and communal gardens. The property is offered with no onward chain.

Accommodation

Front door.

Entrance hallway: Cupboard housing washing machine. Two further storage cupboards. Doors to ground floor accommodation. Radiator. Telephone intercom system. Sunken spotlights.

Open plan living/dining area: Living area with UPVC double glazed windows to front and side aspects. Two radiators.

Kitchen area: Range of base and eye level units with laminate worktop. Built-in stainless steel sink unit. Built-in oven with 4 ring gas hob, extractor hood above. Built-in slim-line dishwasher and fridge/freezer. Tiling to splashback areas. UPVC double glazed window to side aspect. Laminate wood flooring. Sunken spotlights. Cupboard housing Logic boiler (serviced regularly).

Bedroom one: Good sized bedroom with UPVC double glazed window to front aspect. Radiator. Dressing area with two built-in wardrobes.

En-suite: Three piece white suite comprising of low level WC, wash handbasin and double shower cubicle with shower over. Tiling to splashback areas. Heated towel rail. Extractor fan. Sunken spotlights.

Bedroom two: Good size double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in triple wardrobe.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with shower attachment over. Tiling to splashback areas. Heated towel rail. Extractor fan. Sunken spotlights.

Agents Note

Lease: We believe the lease is 999 years from 2005, this information was given to us by the current owner at the point of marketing the property and therefore should be checked with your solicitor for clarification.

Annual service charge: £1903.31.

Annual ground rent: £169.50.

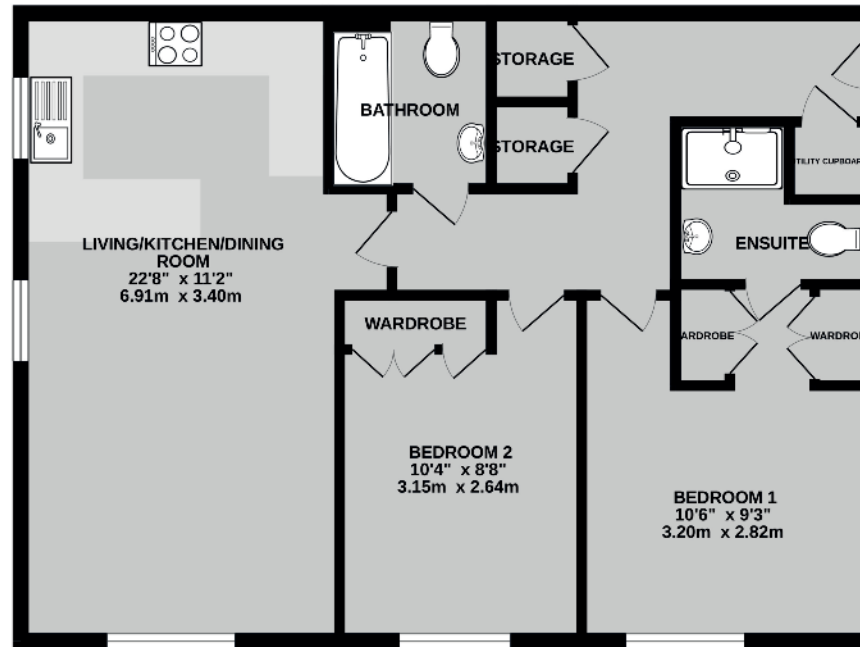
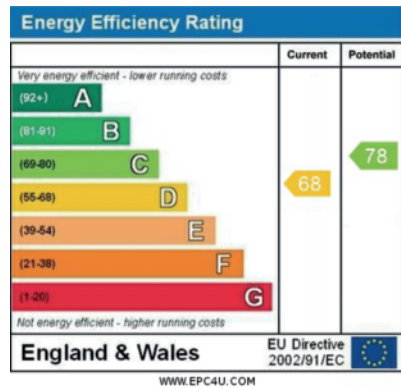
Services: All Council Tax Banding: B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed east through the High Street, continuing to George Street, taking the second right turn into Britannia Road.





GROUND FLOOR
 701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 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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