



15 Astrop Grange, Kings Sutton, Banbury, Oxon OX17 3PU  
£132,500 'Shared Ownership' 50% Share  
£265,000 100% Ownership

Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings







## *An extremely well presented ground floor two bedroom apartment.*

Entrance hallway | L-shaped living/dining Room | Kitchen | Two double bedrooms | En-suite to master bedroom | Bathroom | Allocated parking | Over 55's | No chain

Located in the ever popular village of Kings Sutton within easy reach of many amenities is this extremely well presented two bedroom ground floor apartment. The property is located in an old Georgian Manor House which was converted in 2017 and now offers independent retirement living for the over 55's. The property benefits from an excellent size living/dining room, modern kitchen, two double bedrooms with an en suite to the master bedroom as well as a main bathroom. The property also has allocated parking which is located right outside the property as well as ample visitor parking. This property is being offered to purchase as a 50% 'Shared Ownership' purchase but can also be purchased at the full market price of £265,000.

### Accommodation

Communal entrance leading to front door in to:

**Entrance hallway:** Doors to all accommodation. Storage cupboard with shelving. Utility cupboard with plumbing for and space for washing machine and additional shelving. Wall mounted radiator. Sunken spotlights.

**Living/dining room:** Spacious L-shaped living/dining room with two UPVC double glazed windows to rear and side aspects. Two wall mounted radiators. Space enough for sofa suite and dining table. Sunken spotlights.

**Kitchen:** A range of modern base and eye level units. Laminate worktop. Built-in sink unit as well as oven and four ring gas hob and extractor hood above. Space for full height fridge freezer. UPVC double glazed window to the side aspect. Cupboard housing Worcester combination boiler. Sunken spotlights.

**Bedroom one:** Good sized double bedroom with UPVC double glazed window to the rear aspect. Sunken spotlights. Wall mounted radiator. Door to

**En Suite:** Three piece white suite comprising low-level WC, wash hand basin and shower cubicle with electric shower over. Tiling to splashback areas. Sunken spotlights. Extractor. Wall mounted heated towel rail.

**Bathroom:** Three piece white suite, comprising low level WC, wash hand basin and panel bath with shower over. Tiling to splashback areas. Wall mounted heated towel rail. Obscured double glazed UPVC window to the side aspect.

**Bedroom two:** Good sized double bedroom with UPVC double glazed window to the side aspect. Wall mounted radiator.

### Outside

**Allocated parking** for one vehicle, which is located right outside the apartment. Additional visitor parking can be found close by as well as communal gardens and residents 'hub'.

### Agents Note

50% Shared Ownership - £137,500. Monthly rent £308.04 per calendar month. Or £265,000 for 100% purchase.

Service charge: £100.00 per calendar month.

Lease: 990 years from October 2017.

### Kings Sutton

Kings Sutton is a well-served village, situated on the Northamptonshire/Oxfordshire borders approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs and playing fields. There is also a railway station, providing services to Oxford and London.

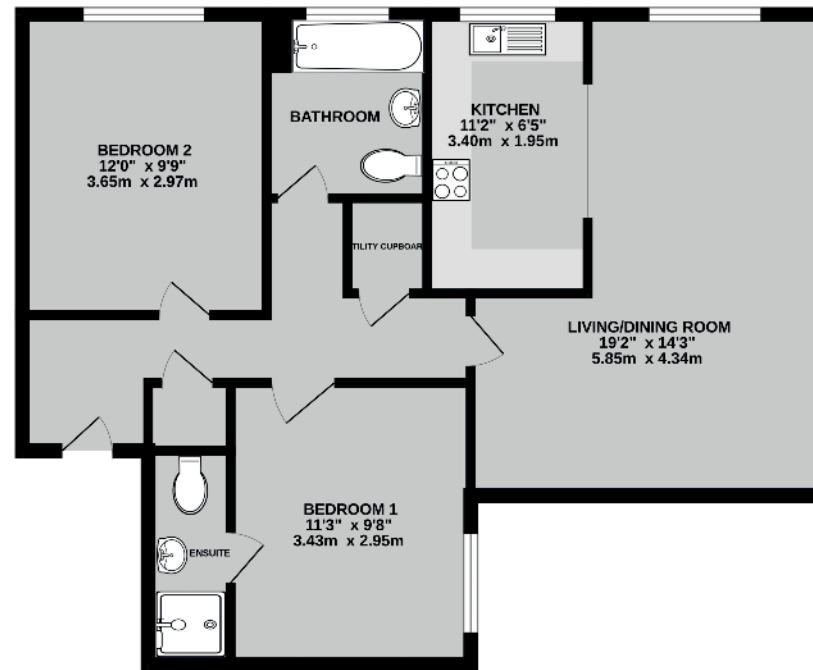
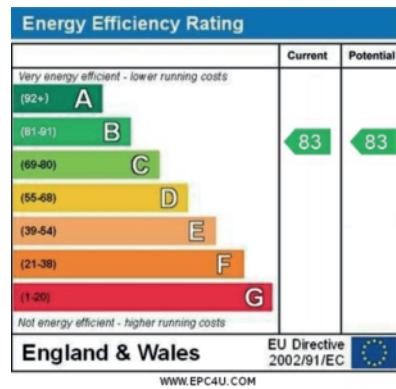
Services: All Council Tax Banding: B  
Authority: South Northants Council







693 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA - 693 sq.ft. (64.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or performance. Plans may differ from the actual.

**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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