



30 Guardian Court, Duke Street, Banbury, Oxon OX16 4NL
£105,000 Leasehold

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



Well presented one bedroom first floor retirement apartment

Entrance hallway | Large storage cupboard | Living/dining room | Balcony | Refitted kitchen | Large double bedroom | Refitted shower room

Located in this ever popular retirement complex, within easy walking distance of the town centre is this well presented one bedroom first floor retirement apartment. The property benefits from kitchen and shower room, good sized double bedroom, living/dining room with sliding doors onto a balcony. This property is offered for sale with no onward chain.

Accommodation

Entrance hallway: Doors to all accommodation. Wall mounted night storage heater. Emergency pull cord system. Telephone intercom. Large storage cupboard with shelving and wall mounted fuse box.

Living/dining room: Good size living/dining area with space enough for sofa suite plus dining table and chairs. UPVC double glazed sliding patio doors lead to balcony, which overlooks the communal gardens.

Kitchen: Refitted with a range of modern base and eye level units, marble effect worktop. Built-in stainless steel sink unit, space for cooker and under counter fridge and freezer. Tiling to splash back areas. UPVC double glazed window overlooks the communal gardens. Airing cupboard housing hot water tank, as well as additional shelving.

Bedroom: Generous double bedroom with UPVC double glazed window overlooking the communal gardens. Built-in wardrobes.

Shower room: Refitted three piece white suite comprising low level WC, wash hand basin with built in storage underneath and corner shower unit with electric shower over. Tiling to splash back areas. Wall mounted heated towel rail.

Agents Note

Service charge: £168.10 per month.
Lease: 99 years from 1990, expires in 2089.

Guardian Court

Guardian Court is a popular retirement complex with an extremely friendly atmosphere. The complex enjoys a pleasant communal living room overlooking the well-stocked and pleasant communal gardens. The residents must be aged 60 or over.

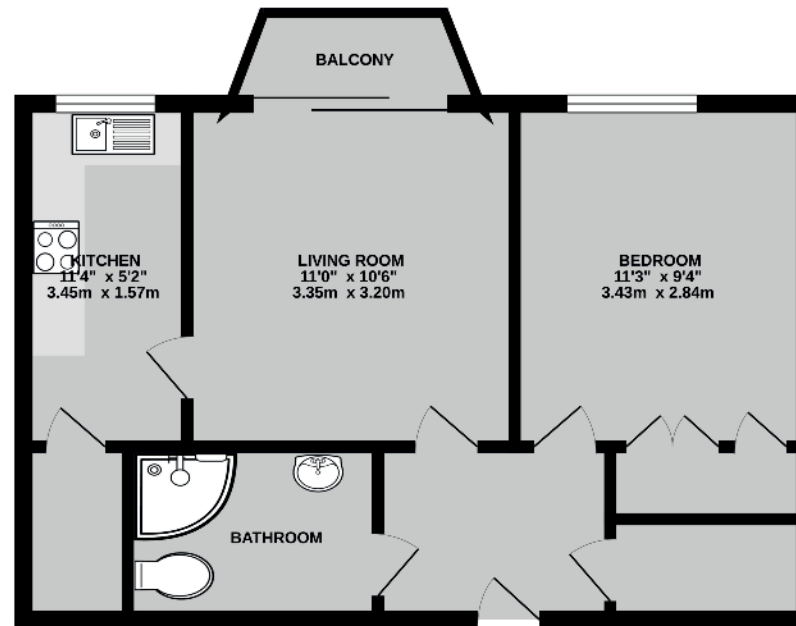
Council Tax Banding: B
Authority: Cherwell District Council

Directions: From Banbury Cross proceed east through the High Street and into George Street; continue to the second set of traffic lights and turn left into Lower Cherwell Street. At the next set of traffic lights turn right and continue over the railway bridge. Take the third right turn into Duke Street.





420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 420 sq.ft. (39.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Issue with Kitemark 00025

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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