



3 Wardington Road, Banbury OX16 2DF  
£199,950 Leasehold

Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings







## *Spacious ground floor apartment*

Large entrance hallway | Open-plan Living/Dining/Kitchen room  
| Two double bedrooms | Bathroom | Allocated parking | Private entrance.

Located on the north side of Banbury is this immaculately presented two bedroom ground floor apartment. The property benefits from its own personal entrance, large hallway, two double bedrooms, bathroom, large open-plan living/dining/ kitchen area with views over parkland. There is allocated parking at the rear.

### Accommodation

Access via front door to entrance hall.

**Large entrance hallway:** Radiator. Wall mounted fuse box. Airing cupboard with small cylinder radiator.

**Living/dining/kitchen area:** Living area has space enough for sofa suite. Radiator. Large UPVC double glazed sash window overlooking parkland. There is ample space for dining table and chairs. Further radiator. Storage cupboard. Kitchen area with a range of modern base and eye level units with laminate worktop. Built-in sink unit. Wall mounted combination boiler. Fitted appliances include gas oven and extractor. Plumbing and space for washing machine and full height fridge freezer. UPVC double glazed window overlooks the rear aspect.

**Bedroom one:** Large double bedroom with UPVC double glazed window to the rear aspect. Radiator.

**Bedroom two:** Good sized double bedroom with UPVC double glazed sash window overlooking parkland to the front aspect. Radiator.

**Bathroom:** Three piece white suite comprising low level WC, washhand basin and panel bath with shower over. Tiling to splashback areas. Wall mounted heated towel rail. UPVC double glazed obscured window to the rear aspect. Extractor fan.

### Outside

To the rear of the property is **allocated parking** for the property that can be seen from both windows, as well as visitor parking.

### Agents Note

Leasehold: 125 years from 2017.  
Service charge: £39.22 per calendar month.

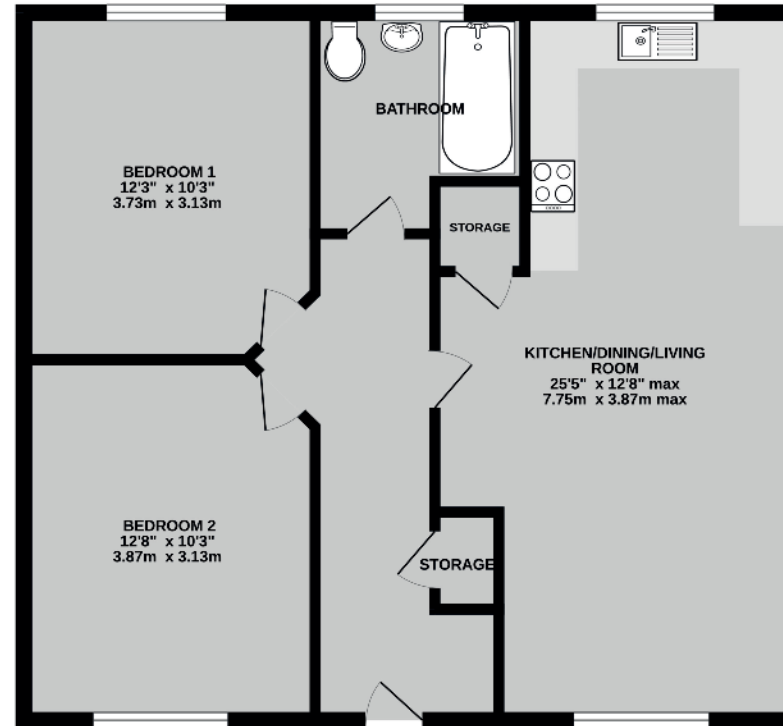
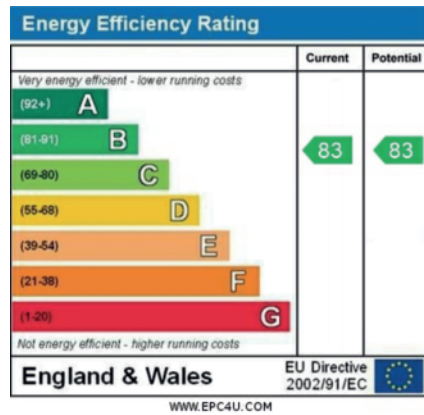
Services: All Council Tax Banding: B  
Authority: Cherwell District Council







677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metrepro ©2025

**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.

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

Viewing: Through appointment with Stanbra Powell



**stanbra-powell.co.uk**

