



13 Ashby Court, Newland Road, Banbury, Oxon OX16 5XT
£159,950 Leasehold

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



Spacious three bedroom apartment.

Entrance hallway | Living room | Kitchen | Three bedrooms | Bathroom | Allocated parking

Located in the centre of the town is this spacious three bedroom apartment within easy access of many amenities. The property is offered for sale with no onward chain.

Accommodation

Entrance via front door to entrance hallway.

Entrance hallway: Doors to all accommodation. Wall mounted storage heater.

Living room: Large UPVC double glazed window with Juliet balcony to the front aspect. Wall mounted night storage heater.

Kitchen: Range of base and eye level units. Laminate worktop. Built-in, oven with 4 ring electric hob and extractor fan. Built-in sink unit. Space and plumbing for washing machine and under counter fridge/freezer. Tiling to splashback areas. Double glazed UPVC window to the front aspect. Airing cupboard housing hot water tank.

Bedroom one: Spacious double bedroom with UPVC double glazed window to the rear aspect. Wall mounted electric heater.

Bedroom two: Single bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator.

Bedroom three: Single room with UPVC double glazed window to the rear aspect. Wall mounted electric panel heater.

Bathroom: Three-piece white suite comprising low level WC, washhand basin and panel bath with electric shower over. Tiling to splashback areas. Vinyl flooring. Extractor fan. Wall mounted electric fan heater.

Outside

Allocated parking for one vehicle.
Communal bin store.
Small communal gardens.

Agents Note

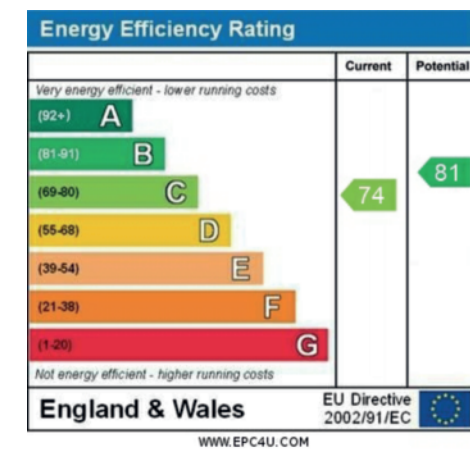
Lease start date: 1/4/1989.
Lease length: 999 years from 1/4/1989.
Service charge: £71.61 per month.
No ground rent.

Banbury

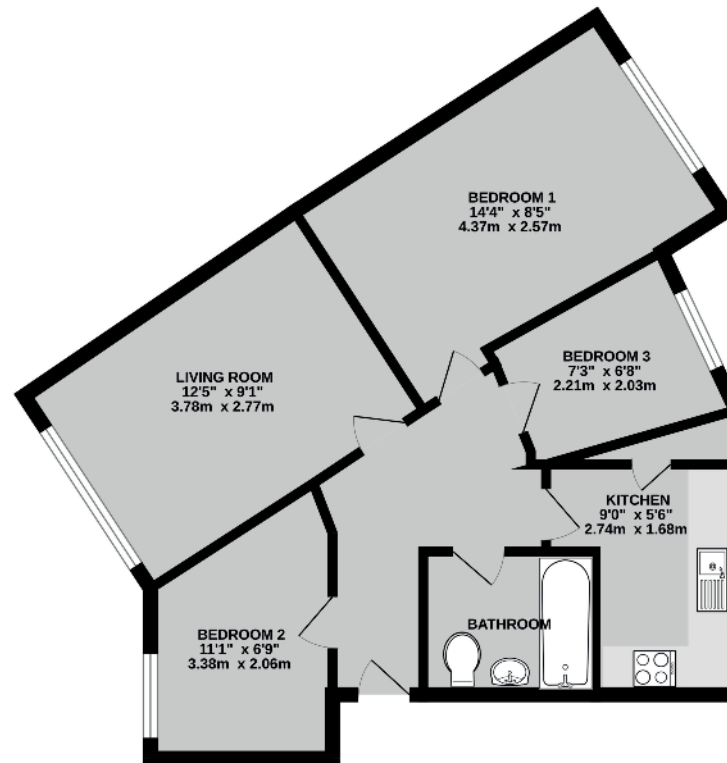
The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.

Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street and into George Street, turning right onto Broad Street. Continue along this road until it joins Newland Road and Ashby Court is on the left hand side.





518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.1 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.
 Issue with floorplan: 02/2025

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.

Viewing: Through appointment with Stanbra Powell



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