



Flat 11 Guardian Court, Duke Street, Banbury, Oxon OX16 4NL
Guide Price £115,000 Leasehold

**Stanbra
Powell**

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Property Lettings

One bedroom retirement apartment.

Entrance hallway | Living/dining room | Refitted kitchen | Good sized double bedroom | Refitted shower room | Patio doors | Communal parking | Communal gardens

Located in the much sought after Guardian Court retirement complex is this ground floor well presented apartment. The property benefits from refitted kitchen and shower room, as well as being presented in excellent order throughout. The property also has sliding doors leading onto patio area.

Accommodation

Entrance via front door to entrance hallway.

Entrance hallway: Wall mounted night storage heater. Emergency pull cord system. Telephone intercom system. Large storage cupboard with shelving and hanging rail.

Living/dining room: Space for sofa suite and dining table. Wall mounted electric radiator. UPVC double glazed sliding door onto patio area with UPVC double glazed windows on either side. Door through into kitchen.

Kitchen: Refitted comprising of a range of base and eye level units. Laminate worktop. Built-in stainless steel sink unit. Four ring electric hob with extractor. Built-in oven. Built-in slim-line dishwasher. Space and plumbing for washing machine, and full height fridge/freezer. UPVC double glazed window overlooks communal garden areas and a large airing cupboard.

Shower room: Refitted white suite comprising low level WC, wash hand basin with built-in storage cupboard underneath. Walk-in shower cubicle with electric shower over. Tiling to splashback areas. Wall mounted heated fan heater. Wall mounted heated towel rail. Extractor fan.

Bedroom: Spacious double bedroom with UPVC double glazed window overlooking communal gardens to the rear. Built-in triple wardrobe.

Agents Note

Lease: 120 years remaining approximately.

Service charge: £168.10 per calendar month.

Guardian Court

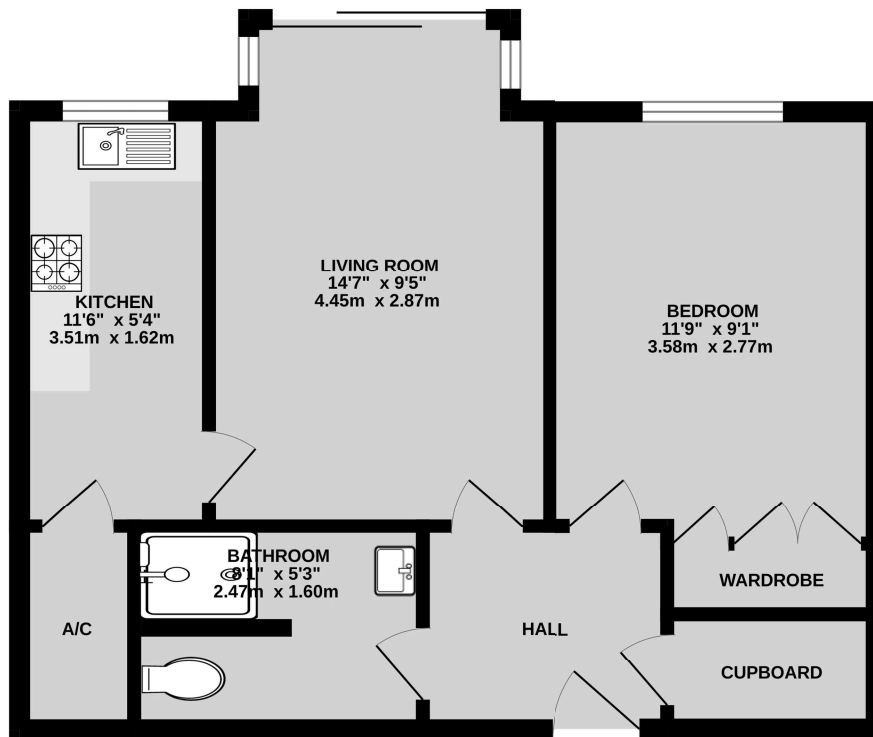
Guardian Court is a popular retirement complex with an extremely friendly atmosphere. The complex enjoys a pleasant communal living room overlooking the well-stocked and pleasant communal gardens. The residents must be aged 60 or over.

Services: All 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.





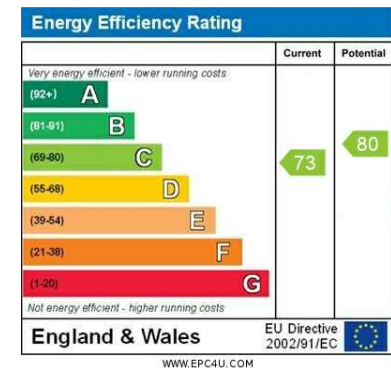
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 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.
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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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