



Flat 4, The Courts, Warwick Road, Banbury, Oxon OX16 2FA  
£174,950 Share of Freehold

Stanbra  
Powell

Estate Agents  
Valuers  
Property Lettings





*A first floor apartment located in this distinctive block of individual apartments built to a high specification in 2021.*

**Spacious entrance hall | Open-plan living/kitchen/diner |  
Generous double bedroom | Bathroom | Gas central heating  
| Allocated parking | Visitors parking | Communal gardens**

Located within comfortable walking distance of Banbury town centre, railway station and further amenities, an immaculate one bedroom apartment having the benefit of 'Share of Freehold'.

#### Accommodation

**Spacious entrance hall:** Herringbone wood flooring throughout the hallway and living room. Entry phone system. Recessed spotlights. Radiator. Utility cupboard with free space and plumbing for washing machine. Thermostat for heating.

**Open-plan living/kitchen/dining room:** Kitchen area comprising of inset sink unit, comprehensive range of contemporary wall and base units. Stainless steel AEG electric oven, 4 ring electric induction hob with extractor over. Integrated fridge/freezer. Integrated dishwasher. Recessed spotlights. Radiator. Double glazed window to front aspect with leaded inserts.

**Bedroom one:** Generous double bedroom, double glazed window with leaded inserts. Wall mounted Glow worm gas boiler for domestic hot water and central heating.

**Bathroom:** White suite comprising of panelled bath with thermostatic shower unit over, wall hung handbasin and low level WC. Complementary tiling to splashback areas. LVT flooring. Heated towel rail. Shaver socket. Extractor fan. Recessed spotlights. Double glazed window with leaded inserts.

#### Agents Note

Share of Freehold.  
Service charge: £819.82 per annum.  
Length of lease: 999 years from 2021.

#### Outside

Communal gardens which are laid to lawn with shrubs and bushes.  
Allocated parking bay to front.  
Further visitors parking bays.

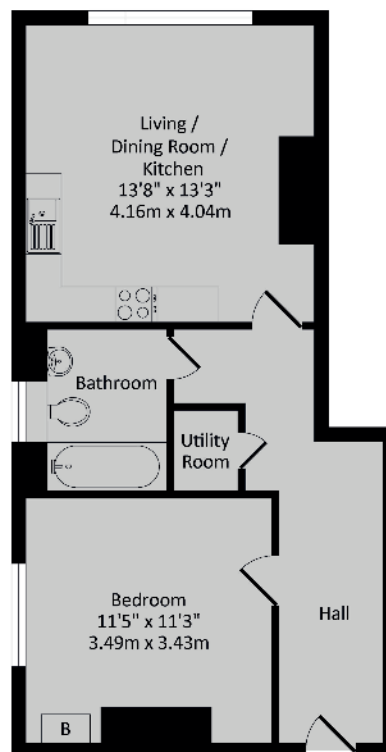
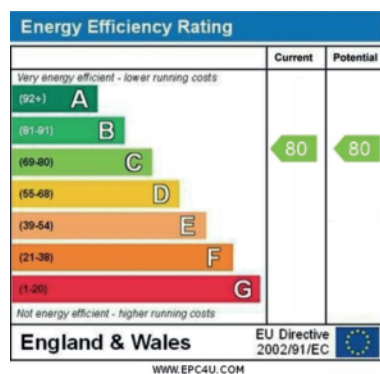
#### Banbury

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.

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







TOTAL APPROX. FLOOR AREA 481 sq.ft. (44.70 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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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