



Apartment 2 Tudor Yard, Banbury, Oxon OX16 5JH
£189,950 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings



Stunning town centre apartment.

Located in the heart of Banbury in one of the towns oldest buildings is this beautifully refurbished one bedroom apartment. The property benefits from an impressive open plan living/kitchen/dining area with original character features and high ceilings as well as well fitted shower room and a good size bedroom boasting original beams. The property overlooks the superbly landscaped communal courtyard with a lovely Acer tree at its centre. This property is offered for sale with no onward chain.

Communal landing | Living/dining room | Kitchen | Bedroom
| Shower room

Accommodation

Flat 2 is on the first floor of the communal landing.

Apartment 2

First floor one bedroom apartment.

Entrance hallway: Window seat with built-in storage underneath. Wooden double glazed window overlooking the communal courtyard. Storage cupboard also housing fuse box. Airing cupboard housing hot water tank. Two radiators. Steps leading up to living/dining room.

Living/dining room: Impressive vaulted ceiling. Radiator. Exposed beams and brick fireplace. Two metal casement window with secondary glazed unit overlooking communal courtyard. Limed oak flooring. Telephone intercom system. Loft hatch.

Kitchen area: A range of integrated handle base and eye level units. Bonded Fenix worktop. Rustic effect tile splashback. Built-in appliances including oven with four ring electric hob, extractor hood, sink unit with Swan neck tap, washer/dryer and fridge. Vaulted ceiling with Velux window and exposed beams.

Inner hallway with metal casement window with secondary glazed unit. Radiator. Doors to bathroom and bedroom.

Bedroom: High Vaulted ceiling with original A frame beams. Radiator. Metal casement window with secondary glazed unit.

Shower room: Three piece white suite comprising of low level WC, wash handbasin with built-in drawer storage underneath and double shower cubicle with black frame shower screen, rainfall shower and separate shower attachment. Heated towel rail. Extractor fan. Porcelain tiled floor and walls.

Agents Note

The property has approximately 4 years remaining on its Professional Consultants Certificates.

The whole property has had a wood treatment with a 20 year guarantee.

The leasehold is 125 years from March 2023.

£250 per annum (fixed) ground rent.

Annual service charge £1152.19 (this figure includes insurance).

Managed by SJB Properties, Banbury.



Council Tax Banding: A
Authority: Cherwell District Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

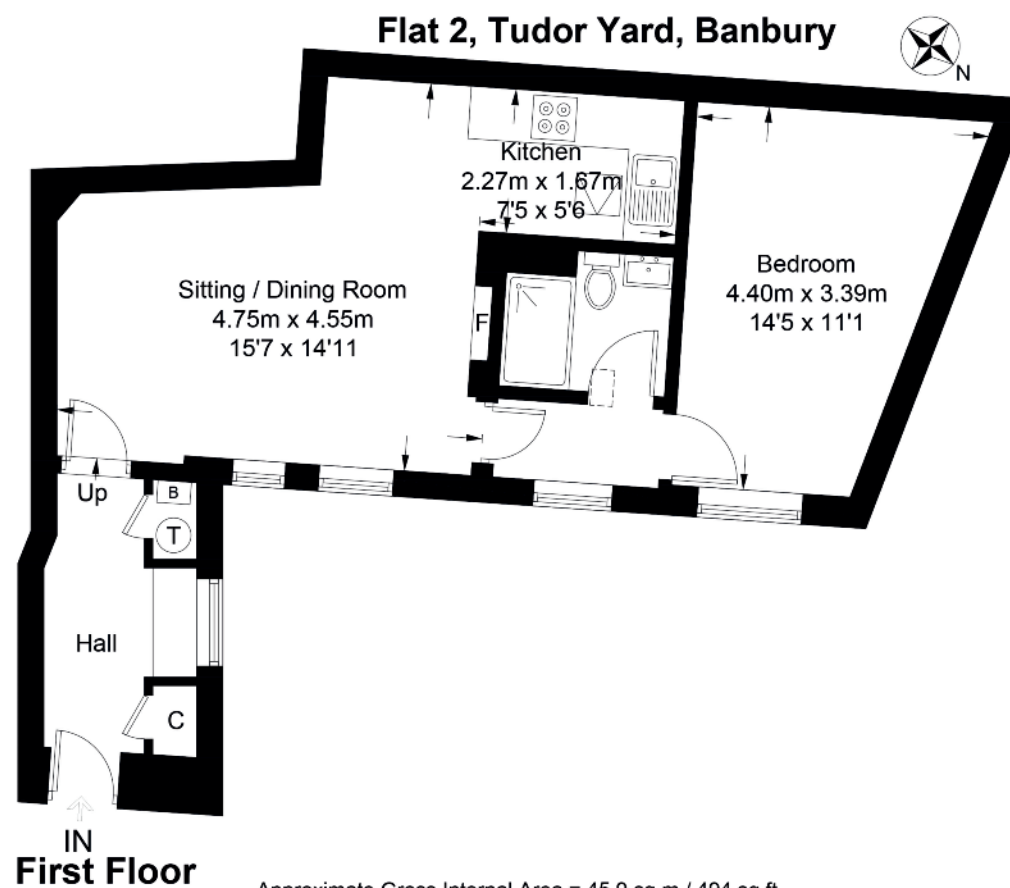


Illustration for identification purposes only, measurements are approximate, not to scale. (ID838928)

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

