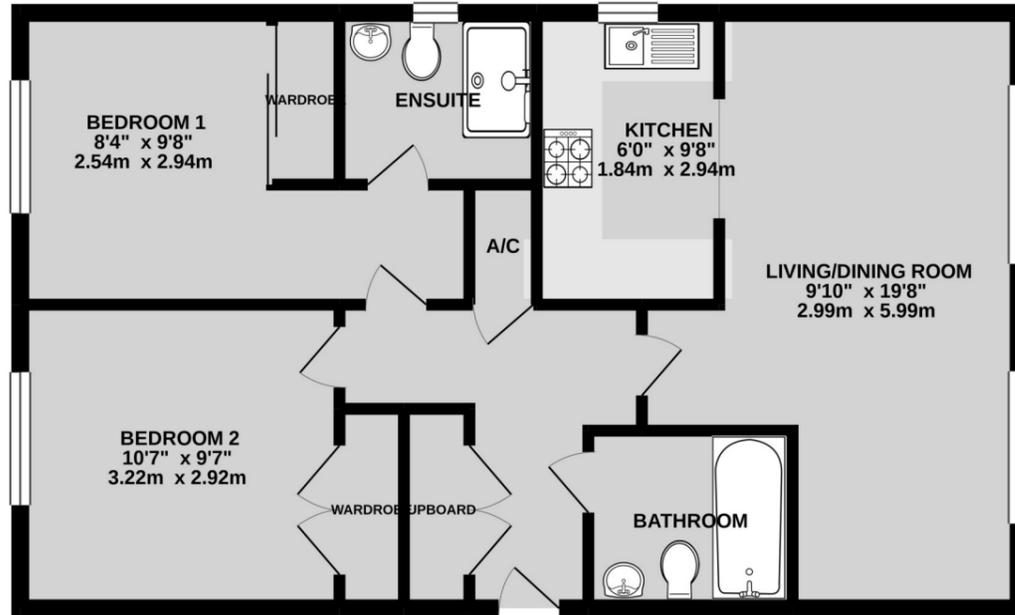


GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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15b Dashwood Road  
Banbury  
Oxon  
OX16 5HD  
£199,950 Leasehold

**VIEWING:** THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

**SERVICES:** All

**CURRENT COUNCIL TAX BANDING:** B      **LOCAL AUTHORITY:** Cherwell District Council

**ENERGY EFFICIENCY RATING:** 79|C

**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 right into Dashwood Road and the property is on the right hand side.

**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

Tel: 01295 221100 E-mail: [post@stanbra-powell.co.uk](mailto:post@stanbra-powell.co.uk) Web Page: [www.stanbra-powell.co.uk](http://www.stanbra-powell.co.uk)



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**DESCRIPTION:**

**Accommodation**

Communal entrance, access via telephone intercom system.

Front door of apartment leads to entrance hallway. Radiator. Telephone intercom system. Large double storage cupboard. Airing cupboard.

Living/dining room: Two large UPVC double glazed windows overlooking communal garden area. Space for dining table and chairs and sofa suite. Two radiators.

Kitchen: A range of base and eye level modern units with laminate wood worktop. Built-in sink unit. Integrated fridge/freezer. Electric oven. Four ring gas hob with extractor hood above. Built-in slim-line dishwasher. Built-in washer/dryer. Cupboard housing Glow Worm boiler installed in 2020. UPVC double glazed obscured window to side aspect. Sunken spotlights.

Master bedroom with UPVC double glazed sash window to front aspect. Radiator. Wardrobe with sliding doors.

En-suite: Three piece white suite comprising of low level WC, wash handbasin and double shower cubicle with shower over. Radiator. UPVC double glazed obscured window to side aspect.

Bedroom two: Double bedroom with UPVC double glazed sash window to front aspect. Radiator. Built-in double wardrobe.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with shower attachment over. Tile splashbacks. Radiator. Extractor fan. Sunken spotlights.

**Agents Note**

Share of Freehold. Length of lease 125 years from July 2002. Approximately 105 years remaining.

Service charge approximately £1609.00 annually.

**Outside**

Allocated parking for one vehicle, plus visitor spaces.

Communal gardens.



***Two bedroom modern executive apartment.***

**Entrance hallway | Living/dining room | Kitchen | Master bedroom with en-suite, further double bedroom | Bathroom | Allocated parking | Communal gardens | Gas central heating | Double glazing | No onward chain**

Located within walking distance of the town centre is this well presented two double bedroom first floor executive apartment built in 2002 in a development of just nine apartments. The property benefits from living/dining area, modern kitchen, two double bedrooms with en-suite to master bedroom and allocated parking. The property is offered with no onward chain.