



6 Aston House, Merton Street, Banbury, Oxon OX16 4RU  
£175,000 Leasehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*Spacious three storey two bedroom maisonette.*

**Entrance hallway | Living room | Kitchen/dining room | Two bedrooms | Refitted bathroom | Allocated parking | Double glazing | Electric heating | No onward chain**

Located within easy walking distance of the railway station and town centre is this newly decorated two bedroom maisonette. The property is spread over three floors offering spacious accommodation including large living area, kitchen/dining room, two good size bedrooms and a refitted bathroom. The property also benefits from allocated parking to the rear. Offered with no onward chain.

**Accommodation**

Access via private front door to entrance hallway.

**Entrance hallway:** Laminate flooring. Wall mounted electric panel heater. Stairs rising to first floor.

**First floor landing:** Doors to first floor accommodation.

**Living room:** Good size living room with UPVC double glazed window to front aspect. Wall mounted electric panel heater.

**Kitchen:** Range of base and eye level units with laminate worktop. Tiling to splashback areas. Built-in stainless steel sink unit. Brand new built-in oven with brand new 4 ring electric hob, extractor hood over. Space and plumbing for washing machine and dishwasher. Space for full size fridge/freezer. Laminate wood flooring. UPVC double glazed window to rear aspect. Wall mounted electric panel heater. Space for dining table.

**Second floor landing:** Access to loft. Doors to all second floor accommodation.

**Bedroom one:** Large double bedroom with UPVC double glazed window to front aspect. Wall mounted electric panel heater.

**Bedroom two:** Good size single bedroom with UPVC double glazed window to rear aspect. Wall mounted electric panel heater.

**Bathroom:** Three piece refitted white suite comprising of low level WC, wash handbasin, double shower cubicle with electric shower and rainfall shower head over. Wall mounted electric panel heater. Tiled flooring. UPVC obscured window to rear aspect. Storage cupboard with fitted shelving.

**Outside**

Front: Communal garden.

Allocated parking for one vehicle to the rear.

**Agents Note**

Leasehold: The lease will be extended to 999 years upon completion.

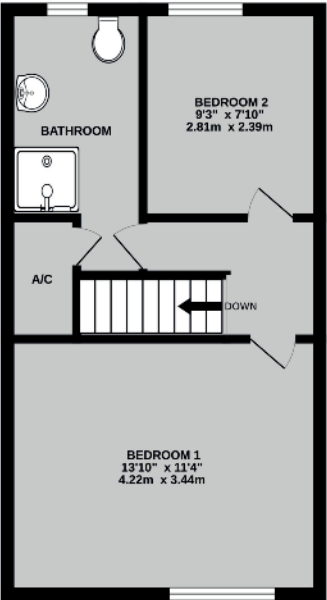
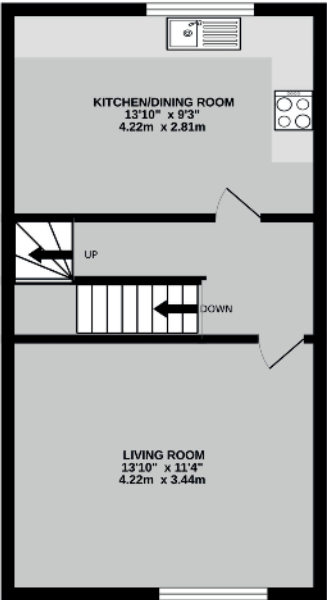
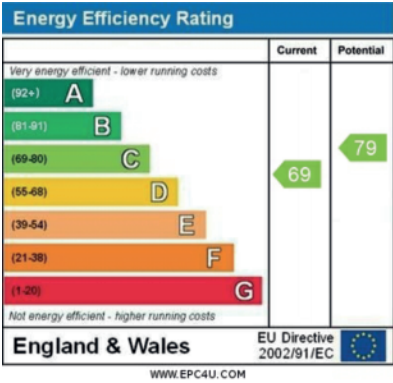
Service Charge: £710.00 per annum.



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







TOTAL FLOOR AREA: 755 sq.ft. (70.1 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.  
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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.

Viewing: Through appointment with Stanbra Powell



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