



35 Cherwell Court, Britannia Road, Banbury, Oxon OX16 5DE
£190,000 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A second floor apartment offered in excellent decorative order throughout, located within this sought after gated development of apartments

Spacious hallway | Open-plan living/diner/kitchen | Master bedroom with en-suite | Further double bedroom | Bathroom | Gas central heating | UPVC double glazing | Allocated parking | Town centre location

Located within minutes of the town centre and within comfortable walking distance of the railway station, a well presented two double bedroom apartment providing generous size accommodation throughout.

Accommodation

Entrance hall: Useful store cupboard. Airing cupboard housing hot tank and immersion heater. Entry phone system.

Utility cupboard with free space and plumbing for washing machine.

Open-plan living/diner/kitchen: Living area has feature double doors and Juliette balcony. Kitchen comprising of stainless steel bowl and a half sink unit and drainer, comprehensive range of contemporary wall and base units. Integrated 4 ring gas hob with extractor over, stainless steel double oven and grill under. Integrated dishwasher. Integrated fridge/freezer. Tiling to splashback areas. Recessed spotlights.

Master bedroom: Generous double bedroom with double doors giving access to small balcony. Fitted wardrobes. Door to en-suite.

En-suite: Fully tiled shower cubicle, pedestal handbasin and low level WC. Tiling to splashback areas. Shaver socket. Heated towel rail. Extractor fan.

Bedroom two: Double bedroom. Cupboard housing gas boiler for domestic hot water and central heating. Fitted wardrobes.

Bathroom: White suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC. Shaver socket. Extractor fan. Heated towel rail. Tiling to splashback areas.

Outside

Communal gardens.
Allocated parking bay, further visitors bays.
Communal bin store.

Agents Note

The block benefits from a lift.

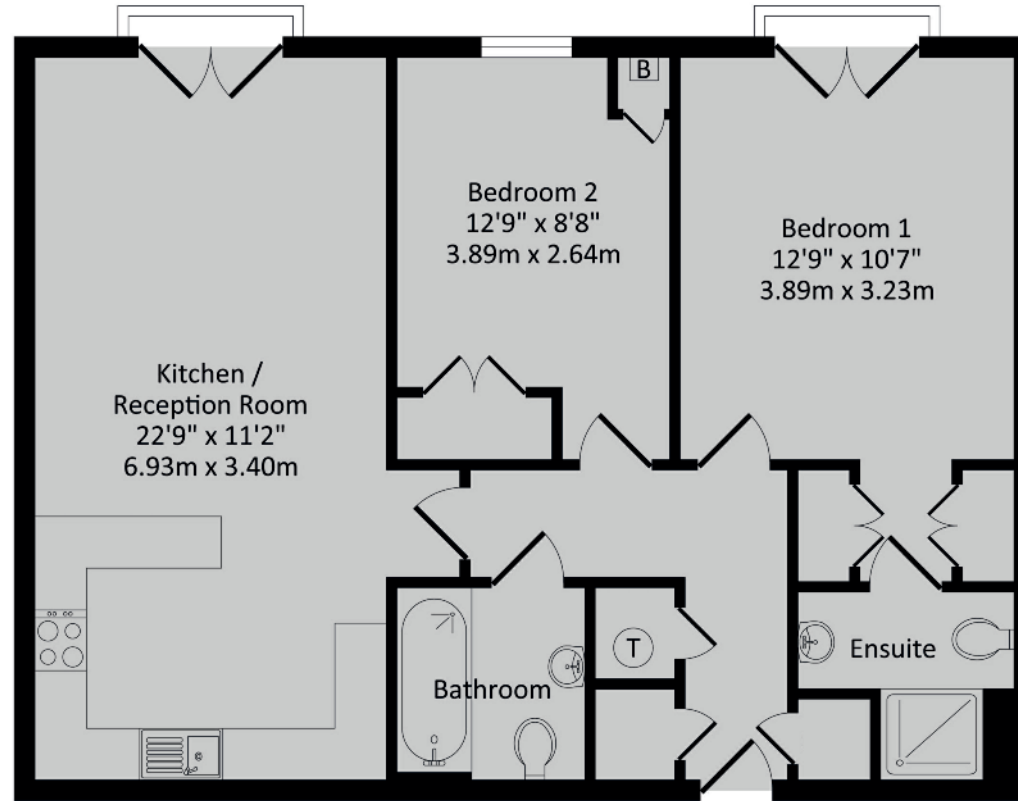
Lease: 982 years remaining.
Yearly service charge: £2046.91.
Yearly ground rent: £258.10.

Services: All
Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street, continuing to George Street, taking the second right turn into Britannia Road.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL APPROX. FLOOR AREA 713 sq.ft. (66.20 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.

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