



11 Westbeech Court, Banbury, Oxon OX16 9RY
'Offers in the region' of £199,950 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A first floor, two bedroom maisonette.

**Entrance hallway | Landing | Living room |
Kitchen/dining room | Two bedrooms | Bathroom |
Garden | Garage | Extended lease**

A well presented first floor two bedroom maisonette with private garden, garage and extended lease, situated in a quiet cul-de-sac within easy walking distance of the town centre and a wide range of local amenities. Offered for sale with no onward chain.

This spacious first floor maisonette offers well balanced accommodation throughout and represents an excellent opportunity for first time buyers, investors or those looking to downsize.

Ground Floor

Accessed via its own:

Private entrance: the property opens into an

Entrance hall: stairs rising to the first floor landing, where doors lead to all principal rooms.

Generous living room: enjoys a large front-aspect window, allowing for an abundance of natural light.

Kitchen/dining room: is fitted with a range of base and eye-level units, ample worktop space and room for a small dining table. A useful **Pantry cupboard** provides additional storage and an external door leads to a rear staircase providing direct access to the private garden.

Landing area:

There are two bedrooms, comprising a:

Spacious principal double bedroom: with built-in wardrobes.

Single bedroom: overlooking the rear garden. The accommodation is complemented by a

Family bathroom: fitted with a three piece suite, including a bath with electric shower over, heated towel rail and fully tiled walls.

Outside

The property benefits from a private enclosed **Rear garden**, designed for ease of maintenance with a paved patio, mature planting, timber shed and useful brick-built storage. A pathway provides side access,

Single garage: located in a nearby block, offers additional storage for secure parking.

Further benefits include UPVC double glazing, gas-fired central heating via a Glow-worm boiler installed in 2017, useful storage cupboards, an extended lease and the significant advantage of no onward chain.

Agents Note:

Lease: 999 years from 1958

Service charge: £5 every six months

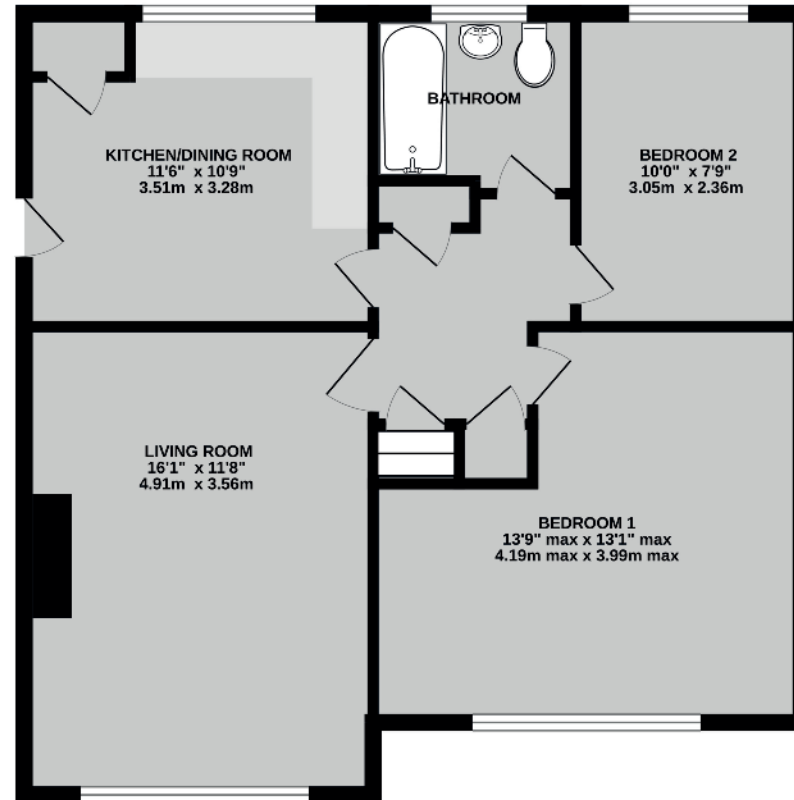
Garage: 99 years from 1974. £10 every six months

Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed west along West Bar and take the first right turn into Westbeech Court.





675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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 misstatement. 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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