



Flat 3, Austin House, 24 South Bar Street, Banbury, Oxon
OX16 9AF - £225,000 Leasehold

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





An exceptional first floor apartment forming part of an attractive Grade 11 listed building

**Communal entrance hallway | Private hall and staircase |
Large first floor landing | Sitting room with Vaulted ceiling
| Kitchen/breakfast room | Two bedrooms | Bathroom |
Allocated parking | No onward chain**

A first floor apartment within this Grade 11 listed Victorian building which has been converted into four unique and spacious apartments with original character features. Conveniently located on a sought after road within the centre of Banbury, close to schools, Horton Hospital, doctor's surgery, shops and restaurants and a short walk to the railway station. The property is offered in good decorative order and is for sale with no onward chain.

Accommodation

Communal entrance hallway with door giving access to a private hall and staircase into the apartment.

Spacious first floor landing with high ceilings and doors giving access to all accommodation.

Sitting room: Located to the front of the property with a feature fireplace, high Vaulted ceilings, window to front and side.

Kitchen/breakfast room: Fitted with a range of eye level cabinets and base units with work surfaces over. Sink and draining board. Four ring gas hob with extractor fan over, oven under. Space for table and chairs. Space for washing machine and fridge/freezer.

Two bedrooms, both can fit double beds. High ceilings and large Sash windows. Bedroom one has an additional second small window above the bed.

Refitted bathroom: White suite comprising panelled bath with shower over, WC, wash hand basin, window to rear.

Outside

One allocated car parking space.

We understand from the vendor that there may be the possibility to use additional parking spaces on a large parking ground behind the building.

Agents Note

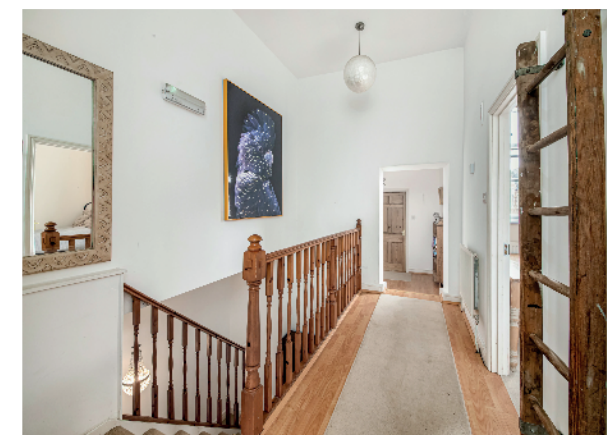
All main services are connected.
New Vaillant combi boiler.

The apartment is held on a 125 year lease which commenced on 29th September 1998.

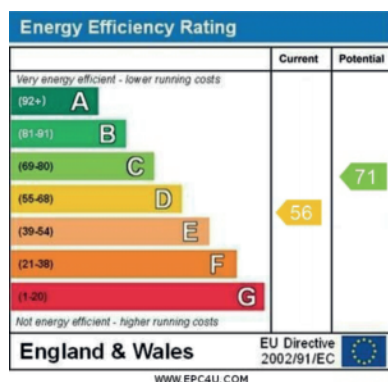
Service charge: £1200.00 per annum.

Ground rent: £75.00 per annum.

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

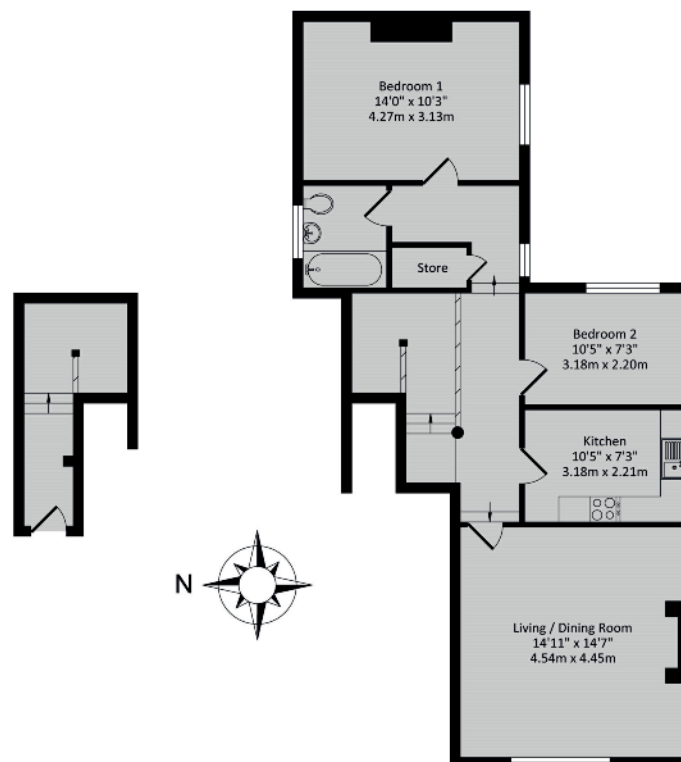






Ground Floor
67 sq.ft. (6.20 sq.m.) approx.

First Floor
749 sq.ft. (69.60 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 816 sq.ft. (75.80 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.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

