



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

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





## *Immaculately presented top floor two bedroom apartment*

Entrance hallway | Open-plan living/dining/kitchen room | Two double bedrooms, en-suite master | Bathroom | Allocated parking | Communal gardens | Gated development | Gas central heating | Long lease

Located in the town centre is this extremely well presented two bedroom top floor apartment. Cherwell Court is a gated development, which has well maintained communal gardens. The property itself benefits from large open-plan kitchen/dining/living room, with views over Banbury. There are two good sized double bedrooms with an en-suite to the master, as well as the main bathroom. Allocated parking for one vehicle.

### Accommodation

Entrance via main door to entrance hallway.

**Entrance hallway:** Wall mounted fuse box, fitted in 2020. Two storage cupboards, one which houses the hot water tank and the other is the washing machine, which the owners are willing to leave and also benefits from some additional shelving. Wall mounted radiator. Telephone intercom system.

**Living/dining/kitchen room:** Living/dining area has two wall mounted radiators, Juliet balcony with UPVC double glazed doors, and an outlook over the communal garden areas and rooftops to the south of Banbury. A second secondary window to the side aspect of which you can see both St. John's and St. Mary's church spires. The kitchen area offers plenty of space for dining table and chairs and sofa suite. Kitchen has a range of modern base and eye level units, laminate worktop, built-in appliances include oven 4 ring gas hob with extractor, fridge/freezer, and dishwasher. Built-in stainless steel sink unit. Tiling to splashback areas. Cupboard housing boiler. UPVC double glazed window overlooks the rooftops and you can see the spire of the town hall.

**Bedroom one:** A spacious bedroom with UPVC double glazed window overlooking communal gardens. Radiator. Dressing area with built-in wardrobes on either side.

**En-suite:** White suite comprising low level WC, washhand basin, double shower cubicle with Aqua boarding. Wall mounted heated towel rail. Tiling to splashback areas. Extractor fan. Sunken spotlights.

**Bedroom two:** A good sized double bedroom with UPVC double glazed window overlooking communal gardens. Radiator. Built-in wardrobe.

**Bathroom:** Three piece white suite comprising low level WC, washhand basin, panel bath with shower attachment over. Tiling to splashback areas.

### Outside

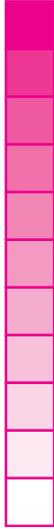
Communal gardens.  
Bin storage.  
Bike racks.  
Allocated parking for one vehicle, which is marked by the number.

### Agents Note

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

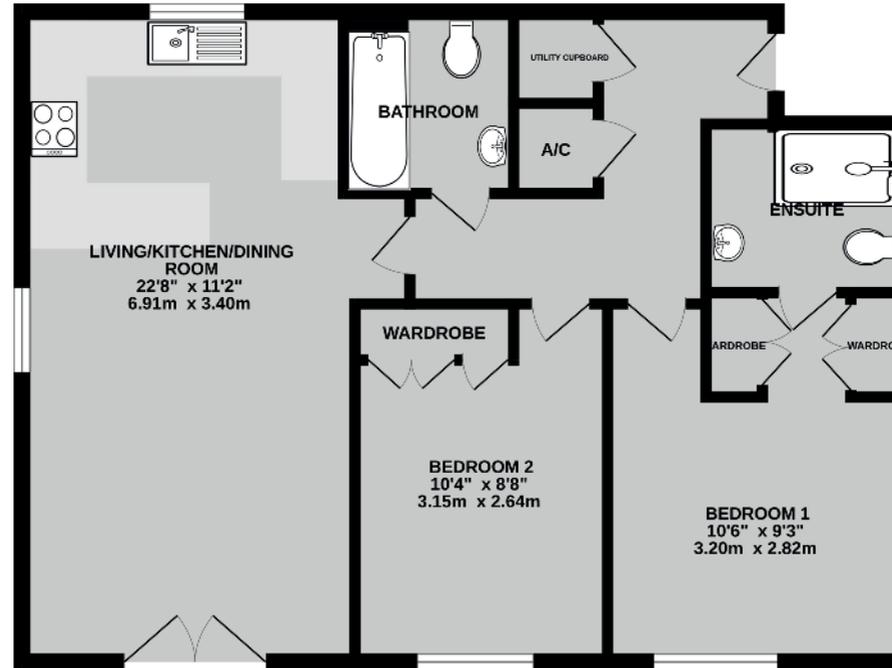
**Council Tax Banding: B**  
**Authority: Cherwell District Council**  
**Directions: From Banbury Cross proceed east through the High Street, continuing to George Street, taking the second right turn into Britannia Road.**





683 sq.ft. (63.4 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(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 FLOOR AREA: 683 sq.ft. (63.4 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, so much 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.  
 Made with HMTspace 62328

**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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