



31 Greenhill Court, Lodge Close, Banbury, Oxon OX16 9DF
£165,000 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A rare opportunity to purchase an extensively modernised and impressively spacious one bedroom top floor apartment close to local amenities including Horton General Hospital within walking distance of the railway station, shops and town centre. The property has been impressively modernised and now benefits from replacement double glazing, gas central heating, fitted high gloss kitchen with integrated appliances such as fridge/freezer, electric oven, gas hob and extractor, impressive refitted bathroom with large walk-in double shower cubicle rainforest shower over, well-proportioned double bedroom with built-in wardrobes and ample parking.

**Entrance hall | Living room | Kitchen/breakfast room
| Bedroom | Shower room | Communal parking | Communal green areas | Double glazing | Gas central heating**

Accommodation

Replacement wooden door.

Entrance hall: Hardwood replacement flooring running through entrance hall, living room and into kitchen. Radiator. Access to loft. Heating thermostat. Airing cupboard (now large storage cupboard). Doors leading to living room, bedroom and refitted bathroom.

Living room: Replacement modern wooden door. Large double glazed window to front aspect. Hardwood flooring. Radiator. Open archway into refitted modern kitchen.

Kitchen: Refitted with Howden's high gloss kitchen with a range of base and wall mounted units with work surface over. Stainless steel sink drainer unit with mixer taps. Modern brick style tile splashbacks. Integrated electric oven, gas hob and extractor. Integrated full length fridge/freezer. Wall mounted Worcester boiler. Double glazed window to front aspect. Storage cupboard with replacement modern wooden door. Built-in corner seating area with storage compartments underneath.

Bedroom: Replacement modern wooden door. Large double glazed window to rear aspect. Radiator. Built-in wardrobes with additional storage over.

Shower room: Replacement modern wooden door. Impressively refitted a with large double walk-in shower cubicle with glass screen Mira mixer shower and rainforest shower over, additional shower head fitting, white wash handbasin with storage below, white low level WC. Two tone glass panel splashbacks throughout. Vinyl flooring. Heated towel rail. Extractor.

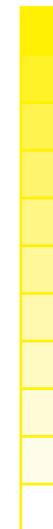
Agents Note

There are a number of communal parking areas and spaces. Communal green areas to the front and rear of the property.

LEASEHOLD: 999 years lease from 1975 (no ground rent).

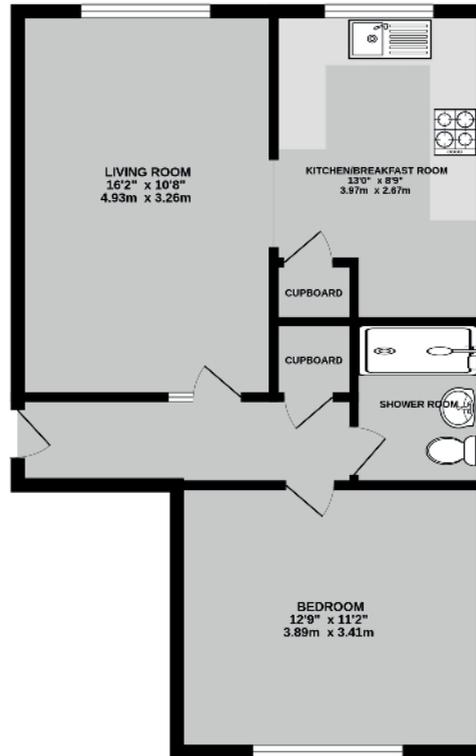
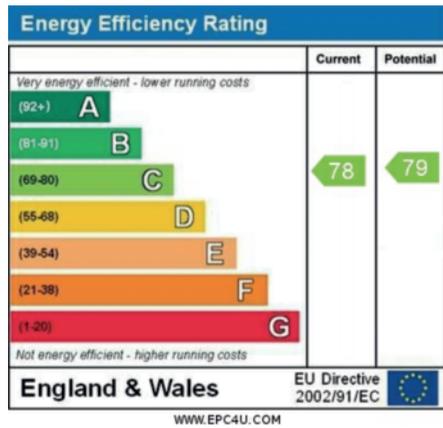
Monthly service charge: £100.00 approximately.

Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Lodge Close drive down to the end of Greenhills Court, under the archway and park in the car park. Access to the property is under the archway, two flights of stairs to the top floor, access to number 31 can be found on the right hand side.





530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 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 details 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.

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