



Flat 7, Oriel House, 47 Broad Street, Banbury, Oxon OX16 5AR
£145,000

Stanbra
Powell

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Property Lettings





An individual characterful ground floor town centre apartment.

Entrance hall | Open plan kitchen/breakfast | Living room | Raised mezzanine gallery bedroom | Shower room | Electric heating | Many character features

Located in the heart of the town centre, a one bedroom open plan apartment providing generous sized accommodation throughout. The property is offered with no onward chain.

Accommodation

Communal entrance: Accessed via front door. Door to apartment.

Entrance hall: Tiled floor. Door to:

Open plan living room/kitchen/diner:

Living area has exposed brickwork. Feature window seat. Double glazed sashcord style window to front aspect. Tiled flooring. Tongue and groove wood paneling to dado rail. Feature glass block wall. Wall lights.

Kitchen/breakfast area: Comprises inset sink unit and drainer. Comprehensive range of wall and base units. Ample work surface. Tiling to splashback areas. Tiled floor. Free space and plumbing for washing machine. Space for fridge/freezer. Built in four ring electric hob with electric oven under. Extractor. Electric heater. Further exposed brickwork. Feature pillar. Walkway giving access to inner hallway area.

Inner hallway: Tiled flooring. Electric heater. Access to mezzanine bedroom via staircase with storage under.

Mezzanine bedroom: Feature pillar. Laminate flooring. Balustrading. Exposed brickwork. Wall lights.

Shower room: Double width shower cubicle being fully tiled. Tiled floor. Wash hand basin. Vanity cupboard. Low level WC. Tongue and groove wood panelling. Extractor. Further vanity unit. Light and socket.

Agents Note: Resident parking permit available via Oxfordshire County Council Permits Portal. The cost is £76 per year. There is a maximum of permits per property.

Electric heating.

On street parking.

Ceiling height is approximately 12'5"

Lease: 107 years left to run.

Service charge/ground rent: £10.42 (£125.00 per year, as per lease)

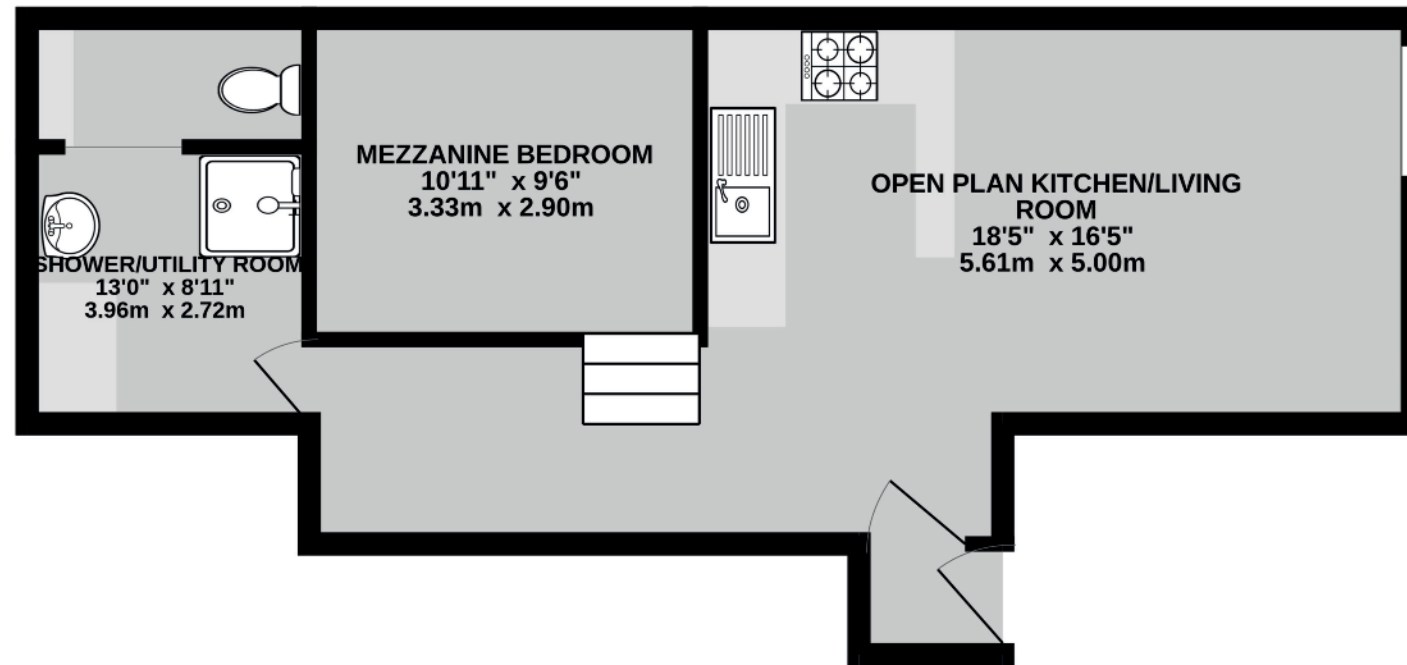
Maintenance: £82.58

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





GROUND FLOOR 425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 425 sq.ft. (39.5 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 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.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

stanbra-powell.co.uk



Viewing: Through appointment with Stanbra Powell

