

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**111 Alma Road, Banbury, Oxfordshire, OX16 4RL**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**111 Alma Road, Banbury, Oxfordshire, OX16 4RL**



**A Two Double Bedroom Ground Floor Flat  
with Living Room, Kitchen, Bathroom plus  
En Suite Shower Room, Allocated Parking Space.**

**LEASEHOLD**

**£159,950**

- ❖ Convenient for Banbury Railway Station and Town Centre
- ❖ Communal Entrance Hall and Private Entrance Hall
- ❖ Living Room with Double Doors to Front Aspect
- ❖ Kitchen
- ❖ Master Bedroom with En suite shower room/WC
- ❖ Double bedroom 2
- ❖ Bathroom/WC
- ❖ Allocated Parking Space in Car Park.

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### Key Facts for Buyers:

**EPC:** Rating of C (70).

**Council Tax:** Band B.  
Approx. £2,024 per annum.

### Lease Details:

**Freeholder:** Kings Oak Homes Ltd.

**Start Date:** 1<sup>st</sup> Feb 2005.

**Length:** 155 years.

**Remaining Years:** 133 years.

**Ground Rent:** £ 240.00 per year.

**Ground Rent Review:** Due in 2047.

**Maintenance Charge:** £ 2,777.50 payable  
in two halves January & June.

**Management Company:**  
Principle Estate Management.

### Communal Areas:

#### COMMUNAL ENTRANCE HALL

Double glazed panel doors, allocated post boxes, rear door to car park with key code entry.

### Apartment:

#### PRIVATE ENTRANCE HALL: 5'8 x 3'6 PLUS 4'7 X 3'8.

Timber flat door with spy hole and chrome and handle and lock. Plain plastered ceiling, entry phone system, wall mounted electric heater, built-in airing cupboard with hot water cylinder and hot water timer clocks.

#### LIVING ROOM: 15'5 x 11'3.

Front aspect PVC double doors, front aspect PVC windows, side aspect PVC panels, plain plastered ceiling, TV point, telephone point, wall mounted electric heater, open plan to;

#### KITCHEN 6'8 x 9'6.

Rear aspect PVC window, plain plastered ceiling, Range of base and eye level units, roll edge laminate worksurfaces, stainless steel sink with mixer tap, tiled splash-backs, dishwasher, electric hob and built-in electric oven, stainless steel extractor hood, laminate wood flooring.

#### BEDROOM ONE: 9'6 x 10'1 plus 3'10 x 3'4.

Front aspect PVC window, wall mounted electric heater.

#### EN SUITE SHOWER: 6'10 x 3'10.

Plain plastered ceiling, extractor fan, wall mounted electric towel radiator, wall mounted medicine cabinet, shower cubicle with mains fed shower, pedestal wash hand basin, shaver socket. close coupled WC, laminate wood floor.

#### BEDROOM TWO: 12'1 x 8'3.

Front aspect PVC window, wall mounted electric heater

#### BATHROOM: 6'0 x 6'5.

Rear aspect PVC window, extractor fan, electric towel radiator, close coupled WC, pedestal wash hand basin with mixer tap, panel bath with chrome mixer tap and shower attachment to handheld shower.

### Outside

#### CAR PARK:

Allocated parking space in bay number 4.

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Front



Communal Entrance



Private Entrance Hall



Living Room



Living Room



Kitchen



Kitchen



Bedroom One

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Bedroom One



En Suite to Bedroom One



Bedroom Two



Bedroom Two



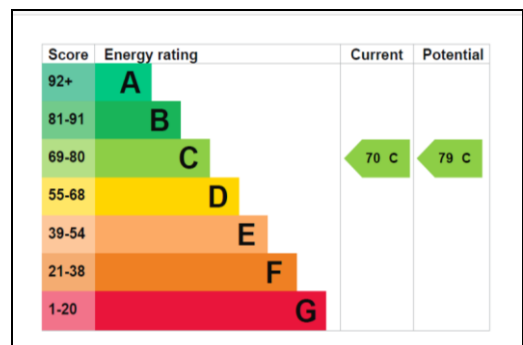
Bathroom



Rear Communal Hall



Rear Parking Area



EPC

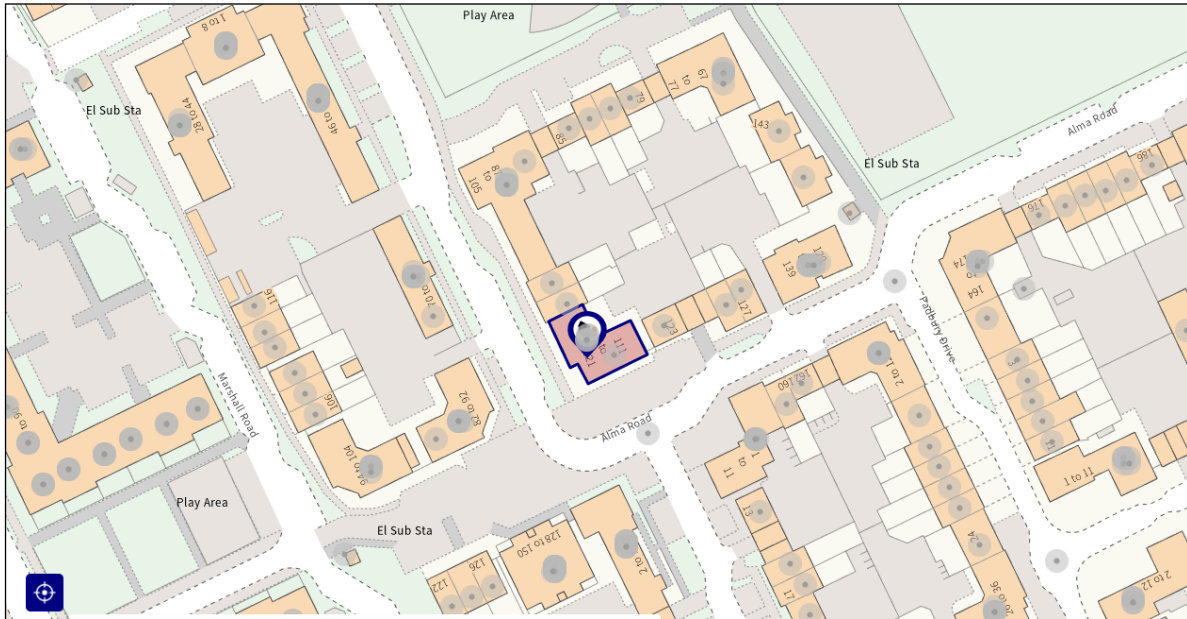
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Overview of Block

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**Space for Notes**

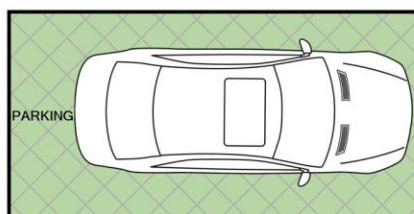
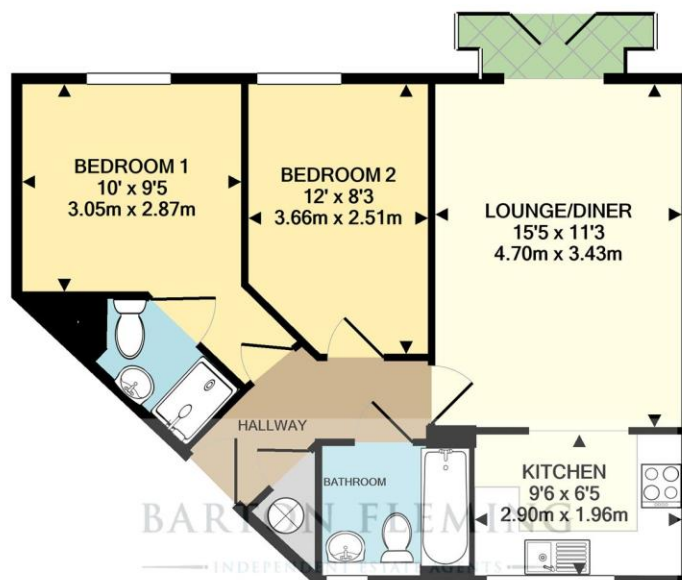
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TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.7 SQ.M.)

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  
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