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Publication name: UPTON COURT 8, Page: 1



Flat 8, Upton Court, Crouch Street, Banbury, Oxon OX16 9PP
£185,000 'Share of Freehold'

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Two bedroom ground floor apartment in a sought after town centre location.

Entrance hall |Living/dining room |Kitchen/breakfast room | Two bedrooms | Bathroom | Allocated parking space

Located within easy walking distance of the town centre is this impressive two bedroom ground floor flat in one of Banbury's most sought after apartment blocks. The property benefits from a good size living room with a private covered patio area off of it. There is also a spacious Kitchen/breakfast room. Two good size bedrooms and a bathroom. The property also benefits from an allocated parking space. This property is offered for sale with no onward chain.

Accommodation

Entrance via front door to lobby.

Lobby: Covered built-in storage, ideal for coats and shoes. Door through into main entrance hallway.

Entrance hall: Wall mounted radiator. Doors to all accommodation. Airing cupboard housing hot water tank and further shelving. Telephone intercom system.

Living/dining room: Spacious room with two wall mounted radiators. UPVC double glazed window overlooking communal gardens and double glazed sliding patio door leads to private patio area. Ample space for sofa suite and dining table.

Kitchen/breakfast room: A range of base and eye level units. Laminate worktop. Built-in oven four ring gas hob with extractor hood above. Built-in sink unit. Space and plumbing for washing machine. Under counter fridge. Further space for freezer. Wall mounted boiler. Two UPVC double glazed windows to the rear aspect. Wall mounted radiator. Plenty of space for breakfast table.

Bedroom one: Double bedroom with two UPVC double glazed windows overlooking the communal gardens. Radiator. Built-in double wardrobe. Wall mounted fuse box. Built-in wardrobes.

Bedroom two: UPVC double glazed window to rear aspect. Radiator. Built-in wardrobes.

Bathroom: Three piece suite comprising low level WC, wash hand basin and panel bath with electric shower over. Fully tiled walls. UPVC double glazed obscured window to the rear aspect. Radiator.

Outside

Allocated parking for one vehicle.

Covered tiled patio looking onto communal gardens.

Agents Note

Leasehold: A 999 lease will be issued upon completion.

Each individual owner of an apartment automatically becomes part of Upton Court Limited.

Currently the property is managed by a committee of apartment owners, keeping the current monthly management charge to £70 with no ground rent to be paid.

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Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south onto South Bar, taking the first right turn into Crouch Street and at the end of this road Upton Court is on the right.







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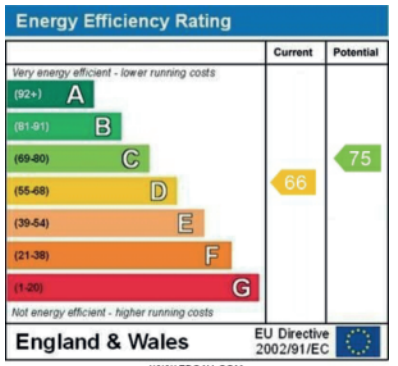


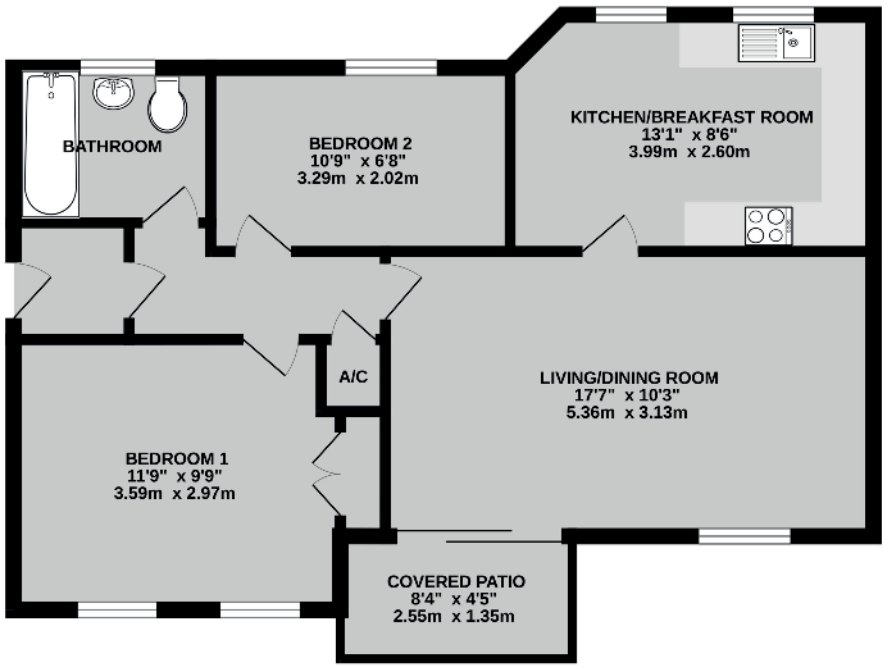




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640 sq.ft. (59.5 sq.m.) approx.





TOTAL FLOOR AREA : 640sq.ft. (59.5 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.

Viewing: Through appointment with Stanbra Powell

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