



Flat 16, Marlborough House, Newland Road, Banbury OX16 5AF
£177,995 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Well presented two bedroom first floor apartment.

Entrance hall | Living/dining/kitchen room | Two bedrooms, en-suite to master with balcony | Bathroom | Underfloor heating throughout | Allocated parking | Gated development

Located in the town centre and within easy reach of the train station and M40 is this well presented first floor apartment. The property benefits from a spacious open plan living/dining/kitchen, two bedrooms with an en suite to the master as well as a balcony, bathroom and secure parking.

Accommodation

Access via front door to entrance hallway.
Telephone intercom system. Doors to all accommodation.
Useful storage cupboards.

Living/dining/kitchen room: Living/dining area, space enough for sofa suite, dining table and chairs. Two UPVC double glazed windows to the front aspect. Kitchen, a range of base and eye level units with laminate granite effect worktop. Built-in appliances include sink units, dishwasher, oven, 4 ring gas hob, extractor and fridge/freezer. Tiling to splashback areas. Cupboard housing boiler. UPVC double glazed window to the front aspect.

Bedroom one: Spacious double bedroom with UPVC double glazed double doors leading out onto balcony. The balcony itself is enclosed by railings, decked flooring and an outlook to the rear.

En-suite: Three piece white suite comprising low level WC, wash handbasin, double shower cubicle with electric shower over. UPVC double glazed obscured window to the rear aspect.

Bathroom: Three piece white suite comprising low level WC, wash handbasin with built-in storage underneath and panel bath with shower over. Tiling to splashback areas. Tiled flooring. Extractor fan.

Bedroom two: UPVC double glazed window to front aspect.

Outside

To the rear, there is **allocated parking** for one vehicle, which is accessed via remote control gates.

Agents Note

There is underfloor heating throughout the property via the gas boiler.

Lease: 102 years remaining.
Service charges £1,000 per annum.
Ground rent: £100 per annum.



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

Directions: Walking - from Banbury Cross proceed to the High Street taking the second turn right into Marlborough Road and Marlborough House can be found on the second corner. By road - continue through the High Street and into George Street, taking the right turn into George Street and the parking access is the first turn past Marlborough Road on the right.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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 APPROX. FLOOR AREA 733 sq.ft. (68.10 sq.m.) approx.

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.

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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