



Flat 46, Cherwell Court, Banbury, Oxon OX16 5DE
£193,000 Leasehold

**Stanbra
Powell** | Estate Agents
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Property Lettings





A well presented top floor apartment benefiting from balcony and garage.

Entrance hall | Open-plan kitchen/living/diner | Balcony | Master bedroom with en-suite | Second double bedroom | Bathroom | Storage cupboards | Communal gardens | Garage | Gas central heating

Located in this sought after block of apartments within moments of the town centre and within walking distance of the railway station, a two double bedroom top floor apartment offered with no onward chain.

Accommodation

Front door.

Generous size hallway: Two useful store cupboards, one cupboard with free space and plumbing for washing machine. Airing cupboard housing hot water tank and immersion heater. Access to insulated loft. Entry phone system. Door through to open-plan kitchen/living/dining room.

Open-plan kitchen/living/dining room: Access to balcony of timber decking, pleasantly overlooks communal gardens and rooftop views of Banbury and views of St Johns Church.

Kitchen area: Stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of contemporary light wood fronted wall and base units. Ample work surfaces. Tiling to splashback areas. Integrated fridge/freezer. Integrated dishwasher. Integrated 4 ring gas hob with stainless steel double oven and grill under, extractor over. Tiled flooring. Recessed spotlights.

Master bedroom: Double bedroom with two pairs of double fitted wardrobes. Door to en-suite.

En-suite: Double width shower cubicle with thermostatic shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Recessed spotlights. Extractor fan. Window overlooking communal gardens.

Bedroom two: Generous double bedroom with a range of fitted wardrobes. Views over communal gardens. Cupboard housing gas boiler for domestic hot water and central heating.

Bathroom: Contemporary white suite comprising of panelled bath with mixer tap plus mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail. Extractor fan.

Parking

The property benefits from a single garage.

Garage: Providing parking. Brick construction with up and over door.

There are residents parking permits along Britannia Road at a cost of £70.00 per annum. Permits are supplied by Cherwell District Council.

Agents Note

Communal gardens.
Communal bin store.

Service charge: £2000.00 approximately per annum.
Ground rent: £300.00 per approximately per annum.

Apartment and Garage lease length: 982 years remaining.

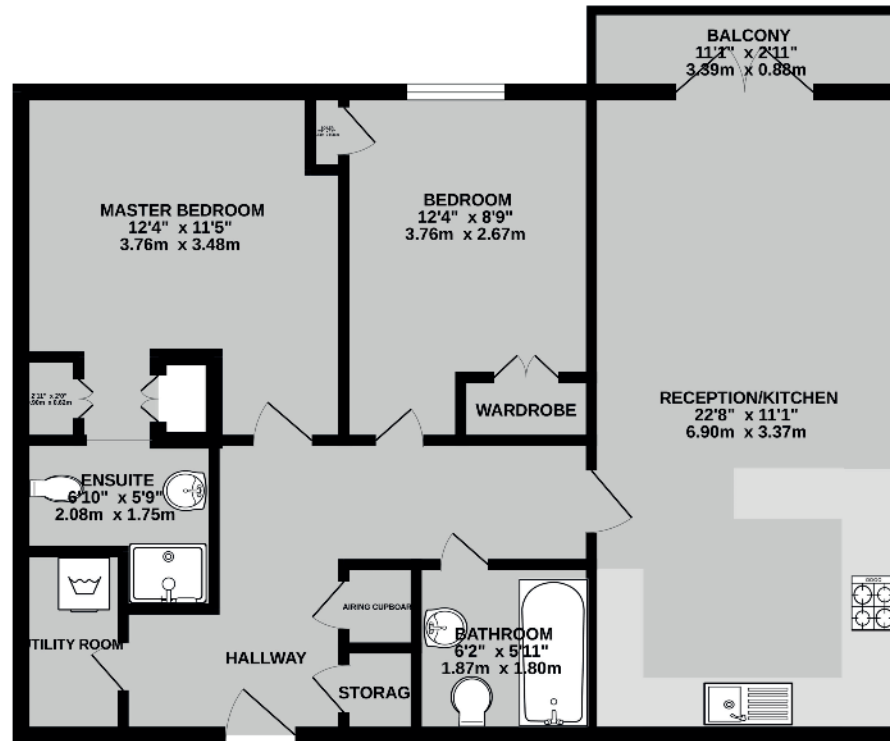
Services: All Council Tax Banding: B
Authority: Cherwell District Council





TOP FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

