



13 Peoples Place, Warwick Road, Banbury, Oxon OX16 0FJ  
£125,000 Leasehold

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*A well presented top floor apartment located in this popular gated development within walking distance of the town centre.*

**Entrance hall | Living room | Kitchen/breakfast room | Bedroom | Bathroom | Useful store cupboards | Allocated parking**

Offered with no onward chain, a well presented one bedroom apartment providing balanced accommodation throughout. Peoples Place also benefits from a communal lift.

**Accommodation**

Front door leads to **entrance hall**.

**Entrance hall:** Useful store cupboards, one housing the hot water tank and immersion heater. Door through to living room.

**Living room:** Two Sash cord effect double glazed windows. Walkway through to kitchen/breakfast room.

**Kitchen/breakfast room:** Range of light wood fronted wall and base units. Inset sink unit and drainer. Integrated 4 ring electric hob with electric oven under, extractor fan over. Integrated washing machine. Tiling to splashback areas. Further work surface with free space for fridge and freezer unit. Double glazed window.

From the hallway door to bedroom.

**Bedroom:** Generous double bedroom with fitted wardrobe.

**Bathroom:** White suite comprising of P-shaped panelled bath with thermostatic shower unit over, handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Extractor fan.

**Outside**

Allocated parking bay.  
Communal parking bay.  
Communal bin store.

**Agents Note**

Peoples Place complex has plans for extensive roof repairs in the near future which is being managed by the management company Brown & Co. Please note the current vendor of the property has paid for these scheduled works therefore there will be no further contribution required by the new owners.

Service charge: £975.60 every 6 months.  
Ground rent: £50.00 per annum.  
Lease: 125 years from 1st January 2004.

**Banbury**

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.

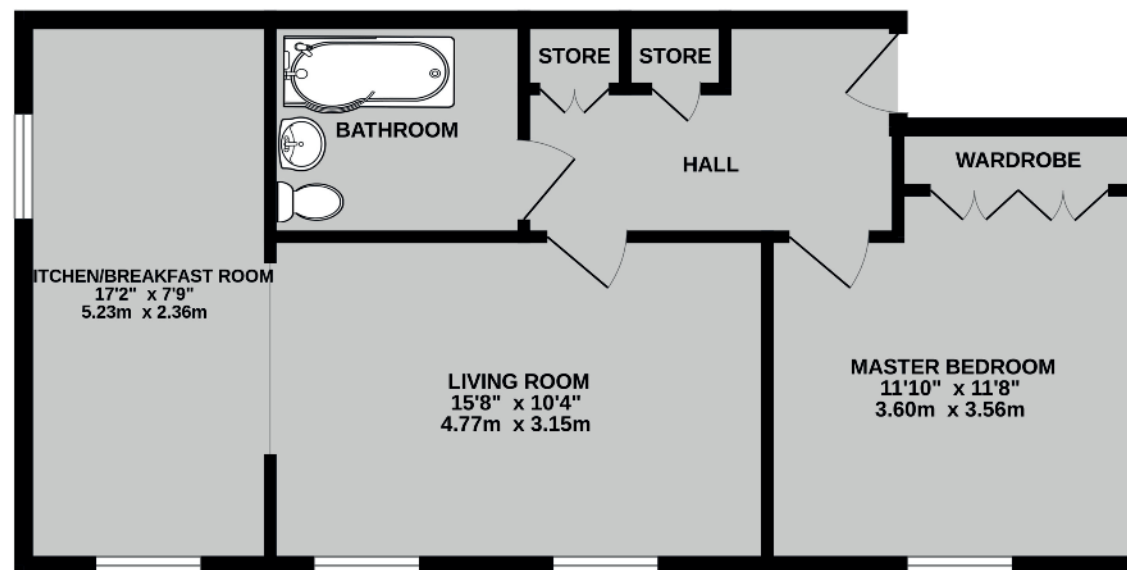
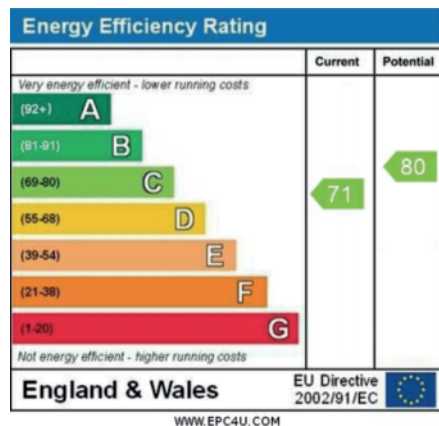
**Council Tax Banding: B**  
**Authority: Cherwell District Council**  
**Directions: From Banbury Cross proceed north to the main traffic lights at the crossroads and turn left into the Warwick Road and left into the development.**







# TOP FLOOR 576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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.

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Viewing: Through appointment with Stanbra Powell

