



Flat 4, 17 Broad Street, Banbury, Oxon OX16 5BN
£160,000 Leasehold

**Stanbra
Powell**

Estate Agents
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Property Lettings

A top floor town centre apartment providing well-balanced accommodation throughout and a wealth of character.

Entrance hall | Living/dining room | Kitchen | Two double bedrooms | Shower room | Electric heating | Double glazed Sash cord windows

Having been sympathetically upgraded by the present vendor to a high specification, a two double bedroom first floor apartment located in the heart of the town centre.

Accommodation

Front door.

Parquet flooring throughout the apartment apart from the shower room.

Entrance hall: Access to loft. Walkway through to kitchen.

Kitchen: Bowl and a half inset sink unit and drainer. Range of contemporary integrated handle wall and base units with complementary Oak work surface. Free space and plumbing for washing machine. Integrated electric hob with electric oven under. Space for fridge/freezer. Electric radiator. Wine cooler. Recessed spotlights. Walkway through to living/dining room.

Living/dining room: Feature walk-in bay window. Two Sash cord windows overlooking High Street. Feature electric living flame fire. Radiator. Picture rail.

Bedroom one: Generous double bedroom with Sash cord window. Radiator. Wood flooring.

Bedroom two: Double bedroom with Sash cord window. Useful store cupboard.

Shower room: Fitted to a high specification. Double width shower cubicle, handbasin and low level WC. Acqualisa shower unit. Tiled flooring with underfloor heating. Heated towel rail.

Agents Note

Service charge: £1150.00 per annum.
Ground rent: £50.00 per annum.

Lease: Extended to 13/7/2175.

Resident permit parking is available from Cherwell District Council for £75.00 per annum for up to 2 vehicles.

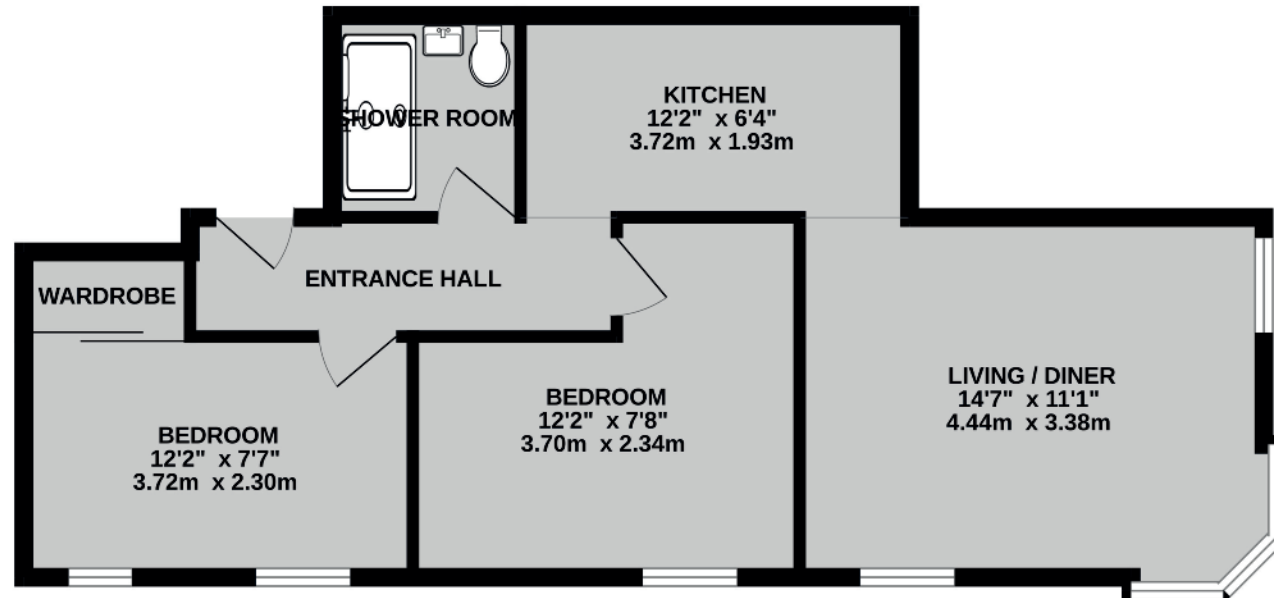


Services: All Council Tax Banding: A
Authority: Cherwell District Council

Directions: From Banbury Cross proceed east through the High Street and continue into George Street and at the traffic lights turn right into Broad Street.



TOP FLOOR
566 sq.ft. (52.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 566sq.ft. (52.6 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.

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

