



16 Old Parr Road, Banbury, Oxon OX16 5HT  
£135,000 Leasehold

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





*A ground floor apartment offering generous size accommodation throughout. Offered with no onward chain.*

**Entrance hall | Living room | Kitchen | Two double bedrooms with fitted wardrobes | Bathroom | Gas central heating | Double glazing | Communal gardens | Communal parking**

Located within comfortable walking distance of the town centre and further amenities, a spacious ground floor two bedroom apartment with ample residents parking.

#### Accommodation

Communal front door leads to flat.

Front door.

**Entrance hall:** Useful store cupboards. Further store cupboard. Door through to living room.

**Living room:** Double glazed window to front aspect. Walkway through to kitchen.

**Kitchen:** Stainless steel inset sink unit and drainer. Range of white fronted wall and base units. Cupboard housing Glow Worm gas combination boiler for domestic hot water and central heating. Space for cooker, extractor fan over. Space and plumbing for washing machine. Tiling to splashback areas.

**Bedroom one:** Double bedroom with fitted wardrobes.

**Bedroom two:** Double bedroom with fitted wardrobe.

**Bathroom:** White suite comprising of panelled bath with thermostatic shower unit over. Pedestal handbasin. Low level WC. All walls are fully tiled. Tiled floor. Further cupboard. Extractor.

#### Outside

Communal gardens.  
Communal parking.

#### Agents Note

Service charge: £1200.00 per annum.

Please note the current lease has approximately 50 years left to run and therefore prospective purchasers who wish to purchase with a mortgage, further investigations with a mortgage advisor would be necessary.

The current vendor has received a quote to extend the current lease. The quotation is for 99 years at a cost of approximately £34,000 plus further administration costs.

Further information available upon request.

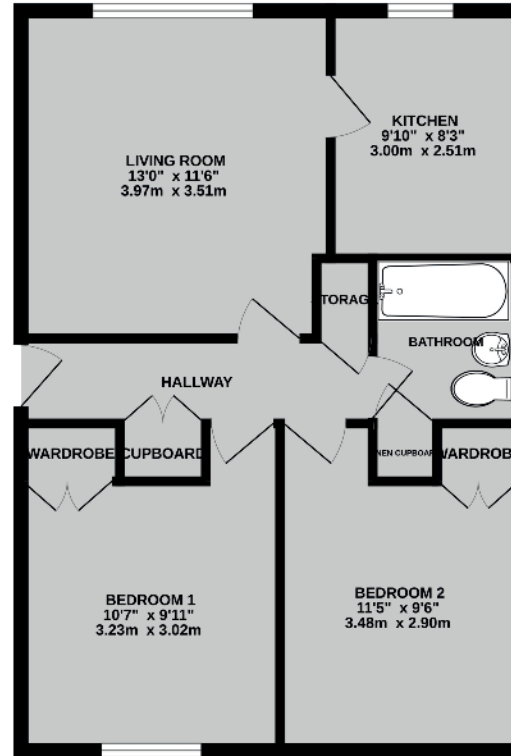
Services: All Council Tax Banding: A  
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the Catholic Church take the left turn into St John's Road, third right into Old Parr Road.





GROUND FLOOR  
 583 sq.ft. (54.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	76
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

TOTAL FLOOR AREA: 583 sq.ft. (54.1 sq.m.) approx.  
 While 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, omissions or mis-measurement. The plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given 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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