



Flat 1, Garden Court, New Road, Banbury, Oxon OX16 9PN
'Share of Freehold' £259,950

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An immaculate ground floor apartment built to a high specification in 2022, being part of this sought after development of six properties.

Communal entrance hallway | Hallway | Open-plan dual aspect kitchen/living/dining room | Utility cupboard | Two double bedrooms with fitted wardrobes | Shower room | Gas radiator heating | Double glazing | Communal gardens | Communal bike store

Located in the heart of Banbury town centre, a two double bedroom apartment providing generous size accommodation throughout, offered with no onward chain.

Accommodation

Front door leads to communal hallway.
Individual apartment door leading to entrance hall.

Entrance hall: Entry phone system.
Walkway through to open-plan living/kitchen/dining room.

Useful utility cupboard: Free space and plumbing for washing machine, plus further storage.

Kitchen/living/dining room: Dual aspect room. Comprising of stainless steel sink unit and drainer, comprehensive range of contemporary style shaker wall and base units. Ample work surfaces. Complementary tiling to splashback areas. Integrated fridge/freezer. 4 ring electric hob, oven, grill and extractor fan. Integrated dishwasher. Laminate flooring throughout. Thermostat for heating.

Master bedroom: Generous double bedroom with fitted wardrobes. Amtico flooring.

Bedroom two: Double bedroom with fitted wardrobes.

Shower room: Feature walk-in shower, low level WC and wall hung handbasin. Tiling to splashback areas. Laminate flooring. Heated towel rail. Shaver socket. Recessed spotlights.

Agents Note

All internal doors are Oak.
Windows are double glazed.

Communal gardens.
Communal bin store.
Communal bike store.

The apartment enjoys overlooking a private courtyard area.

Share of Freehold, each owner becomes a director of the management company.
Lease: 999 years from 2022.
Service charge: £1115.50 per annum.
No ground rent.



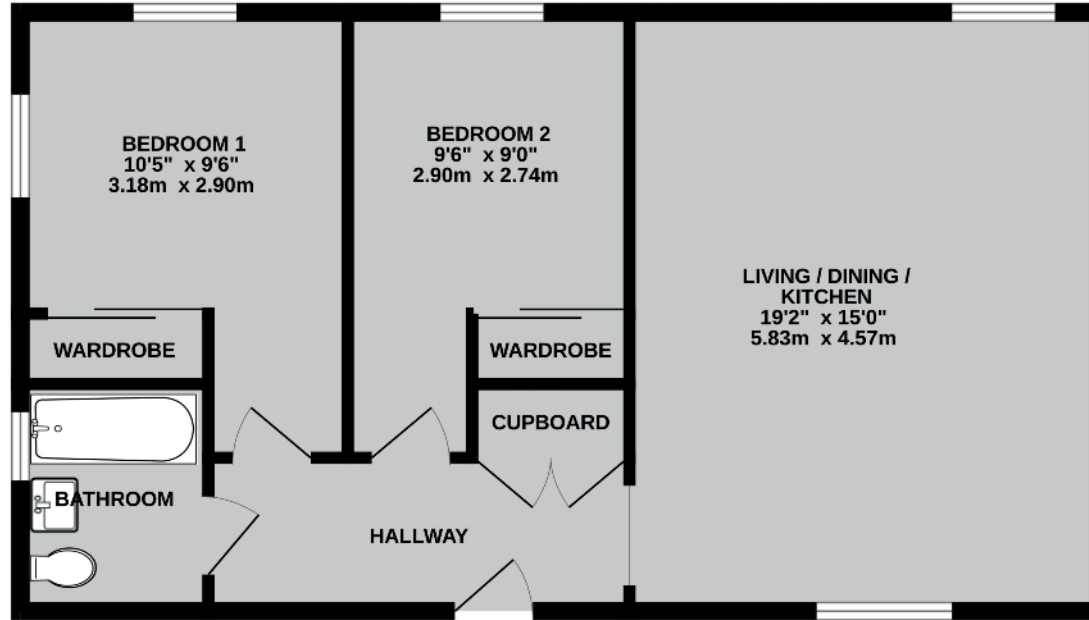
Services: All Council Tax Banding: B
Authority: Cherwell District Council







GROUND FLOOR
 659 sq.ft. (61.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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