



Flat 1, 18 Calthorpe Road, Banbury, Oxon OX16 5HS  
£175,000 'Share of Freehold'

Stanbra  
Powell

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Property Lettings





*An individual, well presented town centre apartment with character, benefiting from its own private courtyard garden.*

**Living room | Kitchen | Study area | Two double bedrooms  
| Bathroom | Gas central heating | Courtyard garden |  
Communal gardens | Town centre location | Grade II listed building**

Providing generous size accommodation throughout, a lower floor two bedroom apartment, offered with no onward chain with 'Share of Freehold'.

#### Accommodation

Front door leads to living room.

**Living room:** Sash cord window to front aspect. Door through to inner hallway and study area/small breakfast area.

Inner hallway has door giving access to courtyard garden.

Door through to kitchen.

**Kitchen:** Stainless steel bowl and a half sink unit and drainer. Range of base units. Ample work surfaces. Tiling to splashback areas. Free space and plumbing for washing machine. Space for fridge/freezer. Integrated 4 ring gas hob with electric oven under. Wall mounted Glow worm gas boiler for domestic hot water and central heating.

**Bedroom one:** Double bedroom to rear aspect.

**Bedroom two:** Double bedroom to rear aspect.

**Bathroom:** Modern white suite comprising of panelled bath with mixer tap shower unit over, pedestal hand basin and low level WC.

#### Agents Note

Radiators in all rooms.

**Share of Freehold:** The freehold for the building '18 Calthorpe Road, Banbury is owned by the management company which is called 18 Calthorpe Road Banbury Limited. 18 Calthorpe Road consists of 4 flats and the owners of these flats are all directors of the management company.

Lease for flat 1 is 125 years from 25/12/1987.

**Management fee:** £75.00 per month used to maintain communal or areas of shared responsibility and buildings insurance.

There is no ground rent.

#### Outside

**Private Courtyard garden:** Enclosed garden. Laid to patio with steps up to enclosed additional, communal additional gardens laid to shingle.

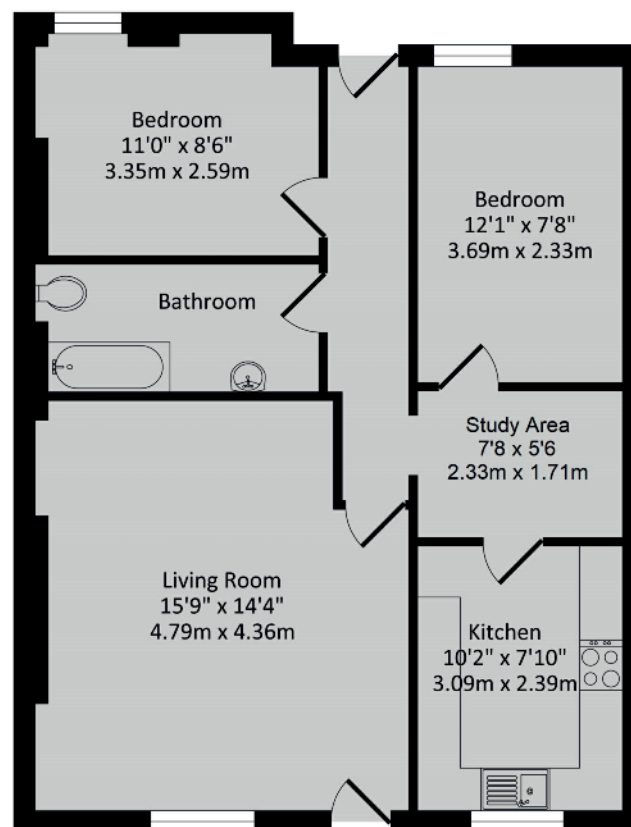
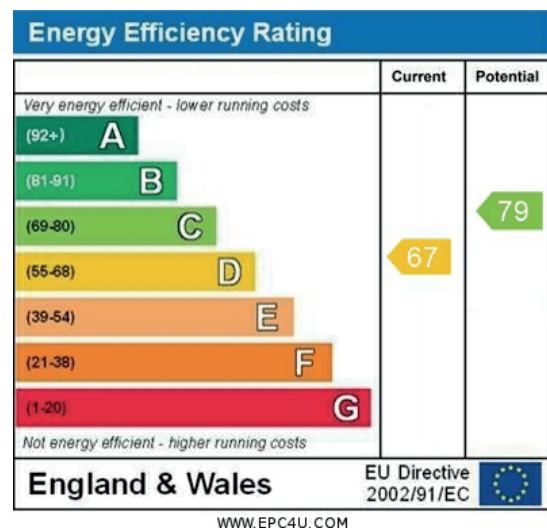
**Front:** Private covered area providing access to front door and store cupboard.

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

**Directions:** From Banbury Cross proceed south on the Oxford Road, taking the third left turn into St John's Road and then take the second right turn into Calthorpe Road.







TOTAL APPROX. FLOOR AREA 652 sq.ft. (60.60 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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

