



21 Guardian Court, Banbury, Oxon OX16 4NL
£85,000 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A very well presented two bedroom first floor apartment located on the edge of this very popular development offering a certain level of privacy but still overlooking the central gardens.

Spacious entrance hall | Living room | Kitchen | Two bedrooms | Shower room | Complex for the over 60's | Communal lounge area | Communal gardens | Communal laundry room | Guest suite | Communal parking

Accommodation

Access via stairs or lift, number 21 is located at the end of the development on the left handside.

Spacious entrance hall: Wall mounted storage heater. Entrance phone system. Doors leading to living room, bedrooms one and two and shower room. In addition there is an airing cupboard offering a large amount of space and housing hot water cylinder. Large walk-in storage cupboard.

Living room: Light and airy with double glazed window and sliding double glazed patio doors out onto small balcony. Wall mounted night storage heater. Door leading through to separate kitchen.

Kitchen: Double glazed window. Fitted with a range of wooden base and wall mounted units with work surface over. Tiled splashbacks. Stainless steel sink drainer unit. Space for cooker. Laminate wood flooring. Space for dishwasher.

Bedroom one: Spacious double bedroom with a range of built-in wardrobes. Double glazed window overlooking communal gardens.

Bedroom two: Single bedroom with double glazed window overlooking communal gardens. Wall mounted heater.

Shower room: Recently refitted walk-in shower unit with seat, wall handles and Triton T80 shower over. White suite comprising of low level WC, wash handbasin with vanity unit below and storage. Fully tiled splashbacks. Extractor fan. Electric wall mounted towel rail. Vinyl flooring.

Agents Note

Communal lounge and laundry.

Communal gardens.

Communal parking.

Leasehold: 155 years remaining on lease.

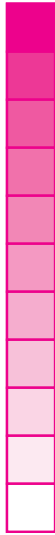
Service charge: £190.52 per month.

Guardian Court

Guardian Court is a popular retirement complex with an extremely friendly atmosphere. The complex enjoys a pleasant communal living room overlooking the well-stocked and pleasant communal gardens. The residents must be aged 60 or over.

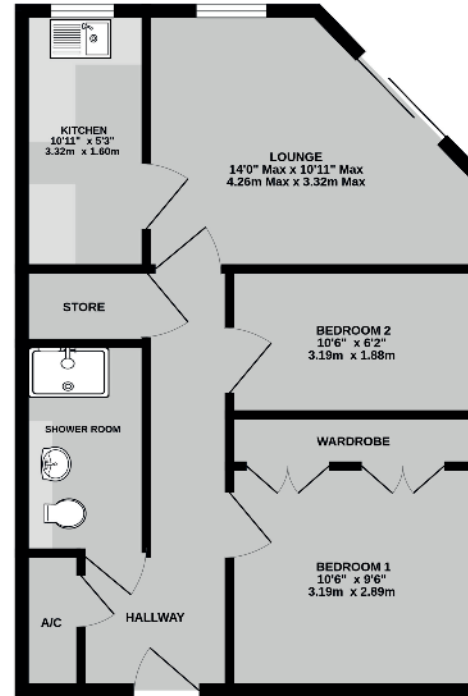
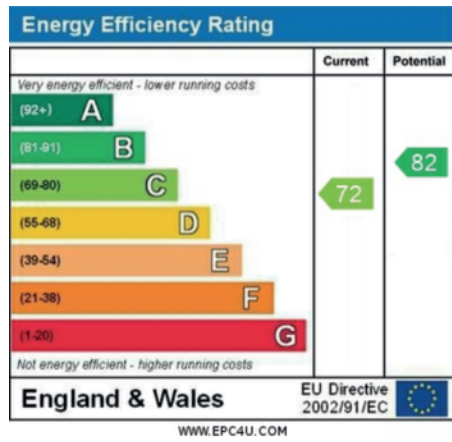
Services: All except gas Council Tax Banding: C
Authority: Cherwell District Council

Directions: From Banbury Cross proceed east through the High Street and into George Street; continue to the second set of traffic lights and turn left into Lower Cherwell Street. At the next set of traffic lights turn right and continue over the railway bridge. Take the third right turn into Duke Street.





FIRST FLOOR
 528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 528 sq.ft. (49.1 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or performance.
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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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