



4 Woolpack Mews, Horse Fair, Banbury, Oxon OX16 0AE
£150,000 'Share of Freehold'

**Stanbra
Powell**

Estate Agents
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Property Lettings





Centrally located one bedroom conversion apartment

Entrance hall | Cloakroom | Kitchen/living area | Bedroom with en-suite | Double glazing | Electric heating | No onward chain | Secure gated courtyard | Storage area for bicycles | Town centre location

Formerly the Woolpack Public House, this building was converted in 2015 and sold as individual apartments. The property is a great first time buyer's property, with kitchen/living/dining area, a good sized bedroom with an en-suite as well as a separate cloakroom. The communal courtyard provides some outside space.

Accommodation

Entrance via main door into **entrance hallway**, doors to all accommodation, wall mounted fuse box.

Cloakroom: Two piece white suite, comprising low level WC and washhand basin. Double glazed wooden frosted window to rear aspect. Tiling to splashback areas.

Kitchen/living/dining room: Kitchen area, a range of base and eye level units with Granite worktop. Built-in sink unit, as well as oven, 4 ring electric hob and extractor above. Built-in washing machine. Space for fridge/freezer. Telephone intercom system. Useful storage cupboard, also housing hot water tank. Space enough for sofa suite in the living area with double glazed wooden window overlooking the courtyard. Wall mounted electric radiator. Original beams. Door to bedroom.

Bedroom: Good sized double bedroom with a double glazed wooden window overlooking rear courtyard. Useful storage cupboards with hanging rail. Wall mounted electric radiator.

En-suite: Three piece white suite, comprising low level WC, washhand basin, with built-in storage cupboard underneath. Double shower cubicle with Bar shower over. Tiling to splashback areas. Wall mounted heated towel rail. Tiled flooring. Extractor. Sunken spotlights.

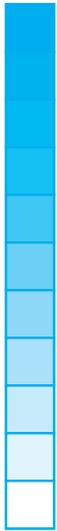
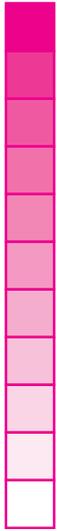
Agents Note

Annual management fee was £564.00 in 2025.

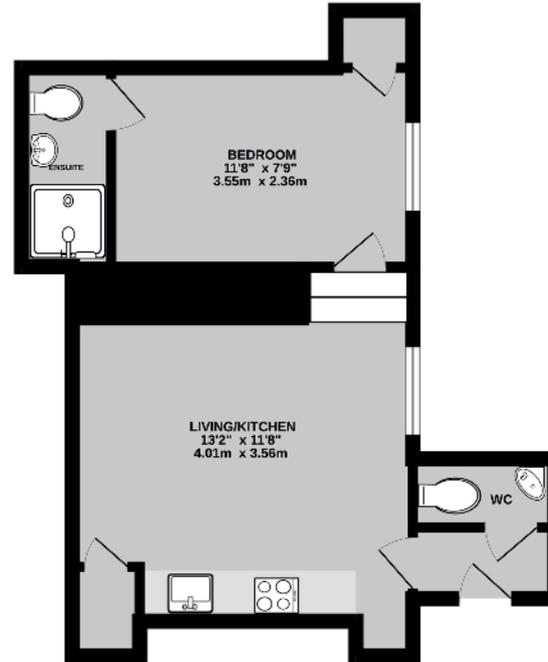
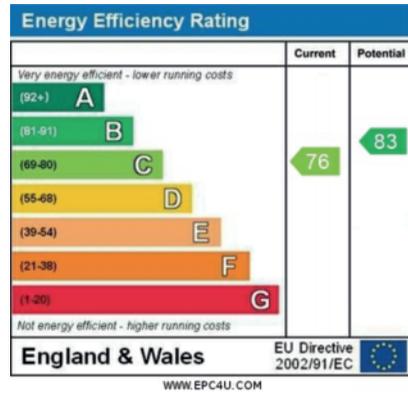
Lease: 999 years from 2015.

Council Tax Banding: A
Authority: Cherwell District Council





326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 328 sq.ft. (30.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description contained here, measurement of floor sections, rooms and other items are approximate and it is recommended to take the actual measurements of the property. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The actual, figures and specifications shown are not intended to be taken as a guarantee as to their accuracy or efficiency can be given.
 Made with AutoCAD ©2021

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



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