



4 Greenhill Court, Windmill Close, Banbury, Oxon OX16 9DE  
£165,000 Leasehold

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





*Ground floor apartment offering generous size accommodation throughout which would benefit from updating.*

**Entrance hall | Living/diner | Kitchen/breakfast room |  
Two double bedrooms | Bathroom | Electric heating |  
Double glazing | Ample communal parking | Views over  
green area to front and rear aspect**

Located within walking distance to the town centre and further amenities, a two bedroom apartment offered with no onward chain.

#### Accommodation

Front door leads to entrance hall.

**Entrance hall:** Useful store cupboard. Electric heater. Entry phone system.

Walkway through to living/diner.

**Living/diner:** Double glazed window to front aspect with views over green area. Wall mounted electric heater. Door through to kitchen.

**Kitchen:** Range of ivory fronted wall and base units. Ample work surfaces. Stainless steel inset sink unit and drainer. Free space and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Airing cupboard housing hot tank and immersion heater.

**Bedroom one:** Double bedroom with fitted wardrobe. Electric heater.

**Bedroom two:** Double bedroom. Electric heater.

**Bathroom:** White suite comprising of panelled bath with Triton electric shower over, pedestal handbasin and low level WC. Tiling to splashback areas. Wall mounted electric heater.

#### Outside

Communal bin store.  
Ample communal parking.

#### Agents Note

Leasehold: New 999 year lease upon completion of the sale with a £35 per annum peppercorn rent. The owners have the opportunity to become a member of the management company but will not be part of the freehold.

Management fee: £85.00 approximately, per month



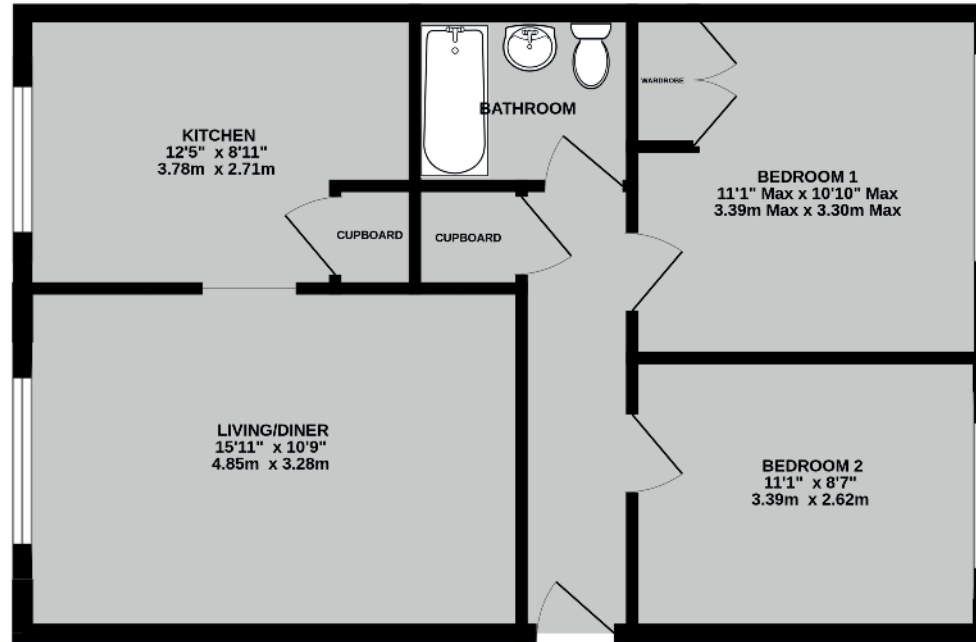
**Council Tax Banding: B**  
**Authority: Cherwell District Council**

**Directions:** From Banbury Cross proceed south on the Oxford Road to the Horton General Hospital. At the second set of traffic lights turn left into Hightown Road and take the first turning left into Valley Road. The property can be found on the left hand side at the bottom of this road.





GROUND FLOOR  
 598 sq.ft. (55.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA: 598 sq.ft. (55.6 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.  
 Made with Metropix 62025

**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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