



Flat 16 Fircroft, 41 Hightown Road, Banbury, Oxon OX16 9XT
£140,000 'Share of Freehold'

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





Ground floor two bedroom retirement apartment.

Entrance hall | Living/dining room | Kitchen | Shower room |
Two bedrooms | Over 55's | Communal gardens | Communal
parking | No onward chain

Located in the popular Fircroft development within easy access of many amenities, including hospital, Sainsbury's, and town centre, this ground floor retirement apartment benefits from a good size landing, two good sized bedrooms, with a refitted shower room, living/dining room, and refitted kitchen. This property is offered for sale with no onward chain.

Accommodation

Entrance via main door to entrance hallway.

Entrance hallway: Wall mounted fuse box. Doors to all accommodation. Wall mounted night storage heater. Large airing cupboard housing hot water tank.

Living/dining room: Spacious living/dining area with space enough for sofa, table and chairs. Wall mounted night storage heater. UPVC double glazed window overlooks the car park.

Kitchen: Refitted kitchen with a range of base and eye level units. Laminate worktop. Built-in stainless steel sink unit. Built-in oven, 4 ring hob and extractor. Tiling to splashback areas. Space and plumbing for washing machine and fridge/freezer. Tiled flooring. UPVC double glazed window overlooks the car park.

Shower room: Refitted three piece white suite, comprising low level WC, wash hand basin, large double shower cubicle with electric shower over. Extractor fan. Heated towel rail. Tiled flooring.

Bedroom two: Small double room with UPVC double glazed window to front aspect. Wall mounted electric storage heater.

Main bedroom: Good size double bedroom with built-in wardrobe. Wall mounted night storage heater. UPVC double glazed window to front aspect.

Outside

Communal gardens and parking.

Agents Note

The Freehold of the building is understood to be vested in a Residents Management Company, with each flat owner being a nominal share holder. The management company is Covenant Management.

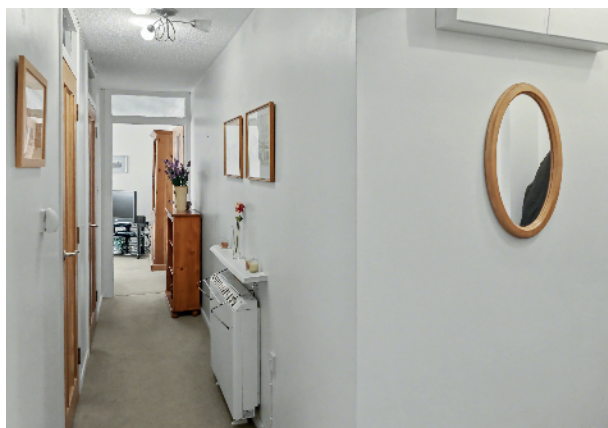
Lease: 999 years from 2006.
Monthly service charge: £170.00 per month.
No ground rent.

Banbury

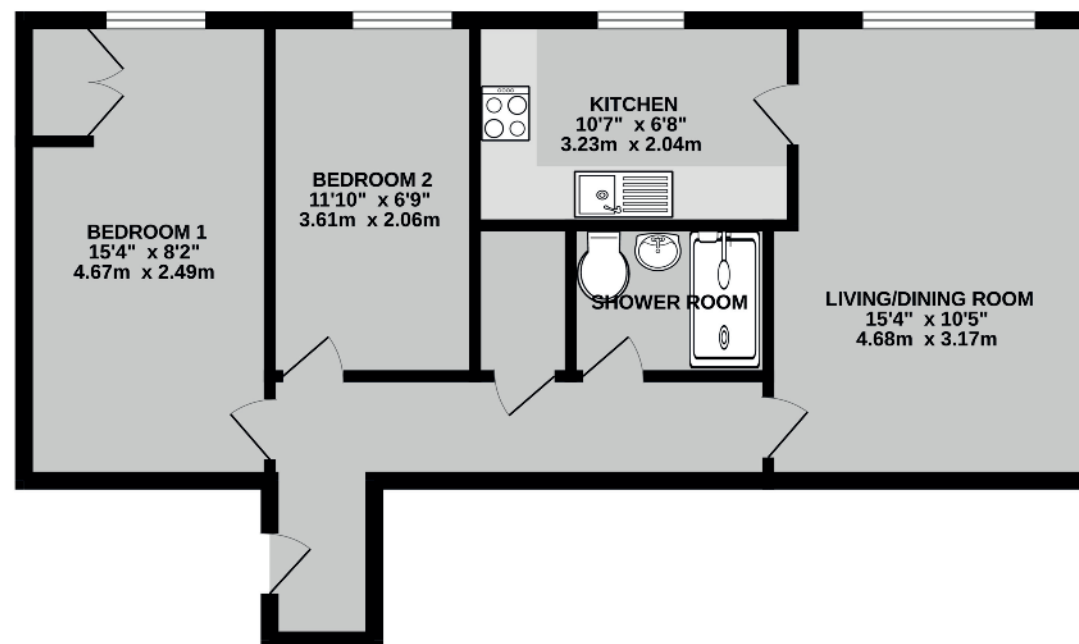
The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.

Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south on the Oxford Road and at the Horton General Hospital take the left turn into Hightown Road. Continue along this road and after approximately 300 yards you will see Fircroft on the right.





562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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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Viewing: Through appointment with Stanbra Powell

