



21 Bridge Court, The Causeway, Banbury, Oxon OX16 4AF  
£165,000 Leasehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*Well presented, top floor two bedroom apartment.*

Entrance hallway | Large living/dining room | Kitchen | Two double bedrooms, en-suite to master bathroom | Allocated parking | Gated parking area | Good lease

Located within a short walking distance of the town centre and railway station, as well as many other amenities, is this well-presented top floor two-bedroom apartment. The property benefits from a large living/dining room with high ceilings, kitchen, two double bedrooms with en-suite to master and a bathroom, as well as allocated parking in a gated parking area.

**Accommodation**

Entrance via front door into entrance hallway. Large partly boarded loft.

**Entrance hallway:** Engineered oak flooring. Velux window. Airing cupboard housing hot water tank. Wall mounted electric radiator. Telephone intercom system.

**Living/dining room:** Offering ample space for sofa suite and dining table and chairs, with high ceilings giving an additional feel of space. The room has two UPVC double glazed windows to front aspect and a wall mounted electric radiator. Sunken spotlights.

**Kitchen:** Range of modern base and eye level units with laminate worktop and tiling to splashback areas. Built-in appliances include electric hob, extractor hood, washer dryer, dishwasher, stainless steel sink unit as well as space for fridge freezer. Two UPVC double glazed windows to rear aspect and spotlights.

**Bedroom one:** Spacious double bedroom with UPVC double-glazed window to front aspect. Wall mounted electric radiator. Door to en suite.

**En-suite:** Three piece white suite comprising low-level WC, wash hand basin and corner shower unit with shower over. Wall mounted heated towel rail. Tiling to splashback areas. Sunken spotlights. Extractor fan.

**Bedroom two:** Spacious double bedroom with UPVC double-glazed window to front aspect. Wall mounted electric radiator.

**Bathroom:** Three piece white suite comprising low level WC wash hand basin and panel bath. Tiling to splashback areas. Wall mounted heated towel rail. Sunken spotlights. Velux window.

**Outside**

**Rear:** To the rear of the property, access via electric gates is a parking area, and there is **allocated parking for one vehicle** as well as a small **communal garden area**.

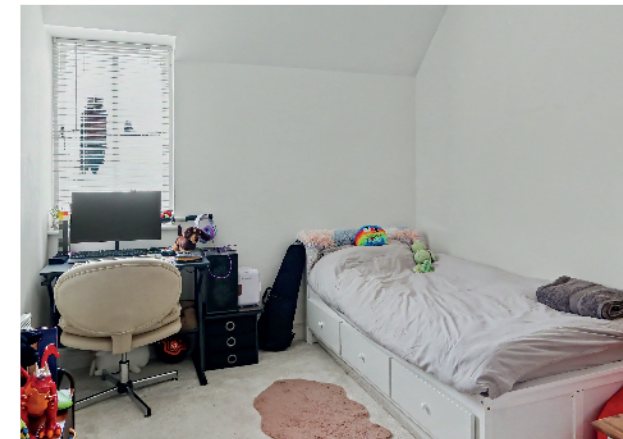
Bike shed.

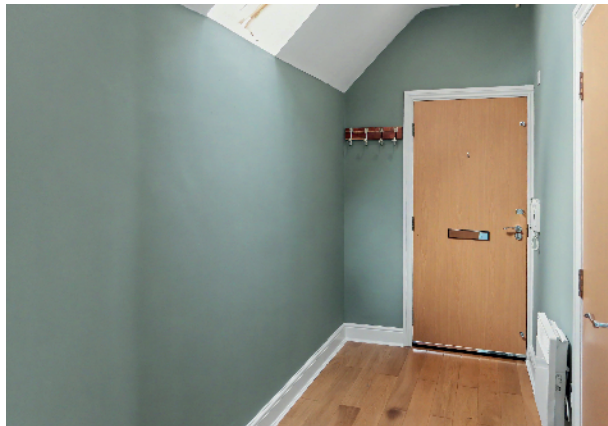
**Agents Note**

Lease: 125 years from 2009, 108 years remaining.  
Service charge: £220.00 per month.

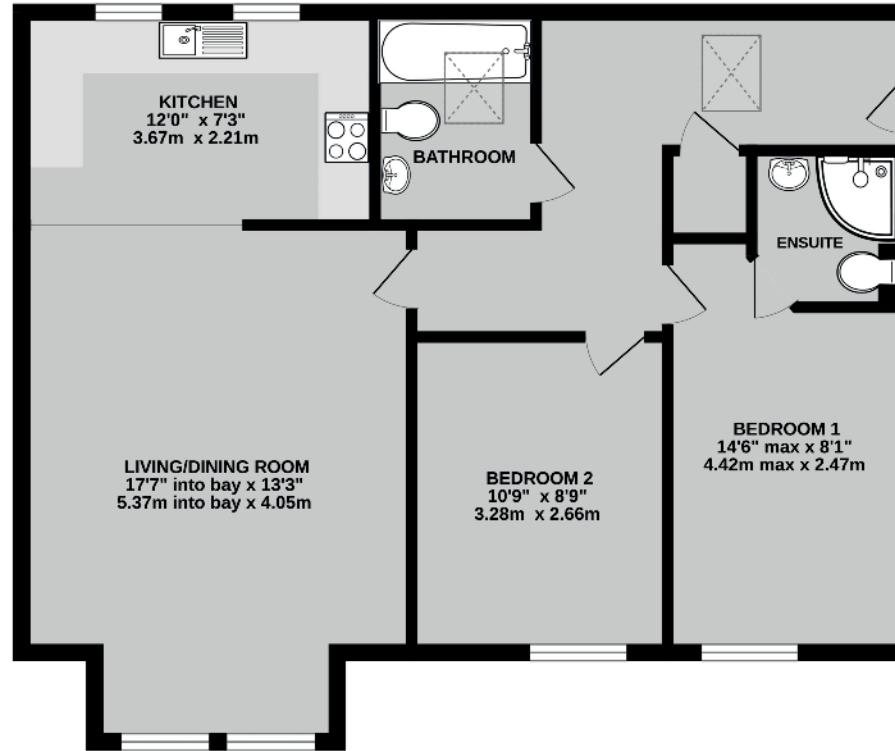
Services: All Council Tax Banding: B  
Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed east along the High Street and follow the road around onto Broad Street towards the lights. Turn right onto Lower Cherwell Street and right at the next traffic lights onto the Middleton Road. Once passed train station turn right at the traffic lights into Merton Street. Continue to the end of Merton Street and turn left at the T-Junction and then left again onto The Causeway. Continue to the end of the road and the development can be found on the right hand side.





681 sq.ft. (63.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 681 sq.ft. (63.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description 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 is given 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.

5/6a Horsefair, Banbury,  
 Oxon OX16 0AA  
 t: 01295 221100  
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

