



22 Fircroft, Hightown Road, Banbury, Oxon OX16 9XT  
£125,000 'Share of Freehold'

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*A well presented first floor retirement apartment for the over 55s, conveniently located within easy reach of a range of local amenities, including shops and the train station. The property offers well-proportioned accommodation comprising a spacious living/dining room overlooking Hightown Road, kitchen, two bedrooms, and a bathroom. Further benefits include communal gardens, resident parking, and the advantage of being offered for sale with no onward chain.*

Entrance hallway | Living/dining room | Kitchen | Two bedrooms | Bathroom | Communal gardens | Communal parking

#### Accommodation

**Entrance Hallway:** Accessed via the front door, with doors leading to all accommodation. Fitted with a telephone intercom system, wall mounted fuse box, and an airing cupboard housing the hot water tank with additional storage.

**Living/Dining Room:** A spacious and bright room with a UPVC double glazed bay window to the front aspect overlooking Hightown Road, and a wall-mounted night storage heater.

**Kitchen:** Fitted with a range of base and eye level units with granite worktops and splashbacks, incorporating a stainless steel sink unit with swan neck tap. Space and plumbing for washing machine, cooker, and fridge freezer. UPVC double glazed window to the side aspect and tile effect laminate flooring.

**Bathroom:** Fitted with a three-piece white suite comprising low level WC, wash hand basin, and panel bath with electric shower over. Tiling to splashback areas and wall mounted electric fan heater.

**Bedroom Two:** A good-sized second bedroom with a UPVC double-glazed window to the front aspect, wall-mounted night storage heater, and built-in wardrobe.

**Bedroom One:** A good-sized double bedroom with a UPVC double-glazed window to the front aspect, wall-mounted night storage heater, and two built-in wardrobes.

#### Agents Note

We have been informed that the Freehold of the building is understood to be vested in a Residents Management Company, with each flat owner being a nominal share holder.

Management company: Covenant Management Ltd.

Lease: 999 years from 2004.

Monthly service charge: £178.00 per month.

No ground rent due.

Communal gardens and parking.

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

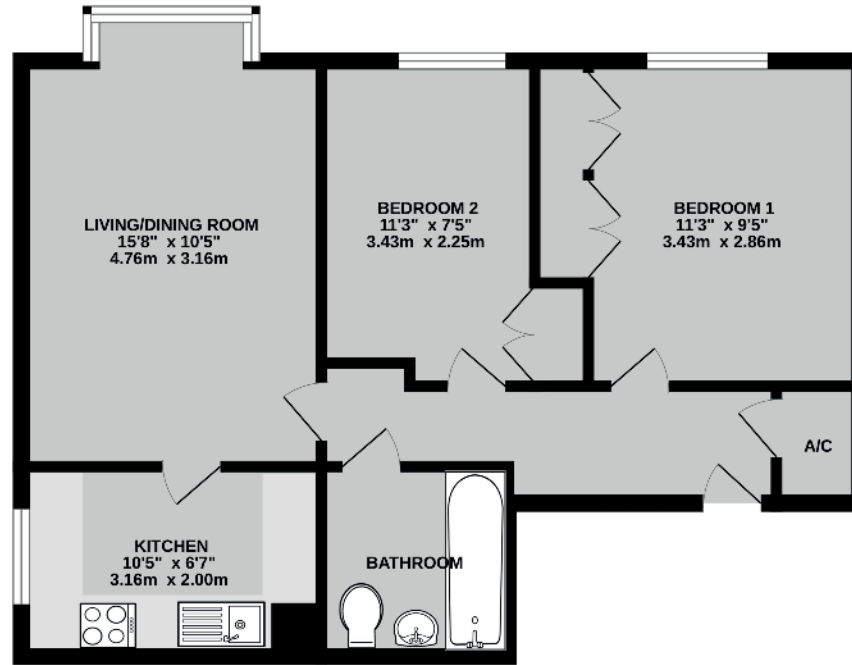
**Directions:** From Banbury Cross proceed south on the Oxford Road and at the Horton General Hospital take the left turn into Hightown Road. Continue along this road and after approximately 300 yards you will see Fircroft on the right.







539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Issue with reference: 03/01/16

**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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