



43 Guardian Court, Duke Street
Banbury, Oxon, OX16 4NL



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ESTATE AGENTS





A spacious and well-presented two-bedroom retirement apartment overlooking parkland, situated on the second floor of this highly regarded development within comfortable walking distance of Banbury town centre, railway station and local amenities.

The property

Situated within the popular Guardian Court retirement development, this well-proportioned two-bedroom apartment enjoys a pleasant second-floor position with attractive views overlooking the adjoining park. Designed exclusively for the over-60s, the development offers a welcoming community atmosphere together with excellent communal facilities including a residents' lounge, laundry room, guest suite, lift access, communal gardens and residents' parking. The apartment itself offers bright and spacious accommodation comprising a generous sitting room, fitted kitchen, two bedrooms and a bathroom. The principal bedroom benefits from built-in wardrobes and both bedrooms enjoy attractive views across the park. Offered for sale with no onward chain, the property represents an excellent opportunity for those seeking secure, low-maintenance retirement living within easy reach of the town centre, railway station and everyday amenities.

Hallway

A welcoming private entrance hall providing access to all accommodation and benefiting from a useful built-in storage cupboard together with a separate airing cupboard.

Sitting Room

A light and spacious reception room enjoying pleasant views across the neighbouring park. There is ample space for both sitting and dining furniture, creating a comfortable room for everyday living and entertaining.

Kitchen

Fitted with a range of wall and base mounted units complemented by work surfaces and tiled splashbacks. The kitchen enjoys natural light from a window overlooking the park and offers space for appliances together with practical storage.

Bedroom One

A generous double bedroom with attractive park views and the benefit of a built-in wardrobe providing excellent storage.

Bedroom Two

A comfortable second bedroom which could equally be utilised as a dining room, hobby room or study if preferred, also enjoying pleasant outlooks across the park.



Bathroom

Fitted with a white suite comprising a panelled bath with shower over, wash hand basin, WC, heated towel rail and extractor fan.

Communal Facilities

Guardian Court offers an excellent range of communal facilities designed to encourage an enjoyable and independent lifestyle. These include a welcoming residents' lounge with kitchenette, a laundry room, guest suite for visiting family and friends, lift access to all floors and residents' parking. The beautifully landscaped communal gardens are a particular feature of the development, having been meticulously maintained with expansive lawns, well-stocked flower and shrub borders, mature trees and attractive planting providing colour throughout the seasons. A large paved patio with ample seating offers the perfect place to relax outdoors, socialise with fellow residents or simply enjoy the peaceful surroundings.



Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (51 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

Directions

From Banbury town centre proceed in an easterly direction via Bridge street and continue into the Middleton road. Continue through two sets of traffic lights then turn right into Duke Street where the development will be found at the end of the road.

Services

Mains water, drainage and electricity are connected.

Local Authority
Cherwell District Council. Council tax band C.

Viewing Arrangements

Strictly via Round & Jackson.

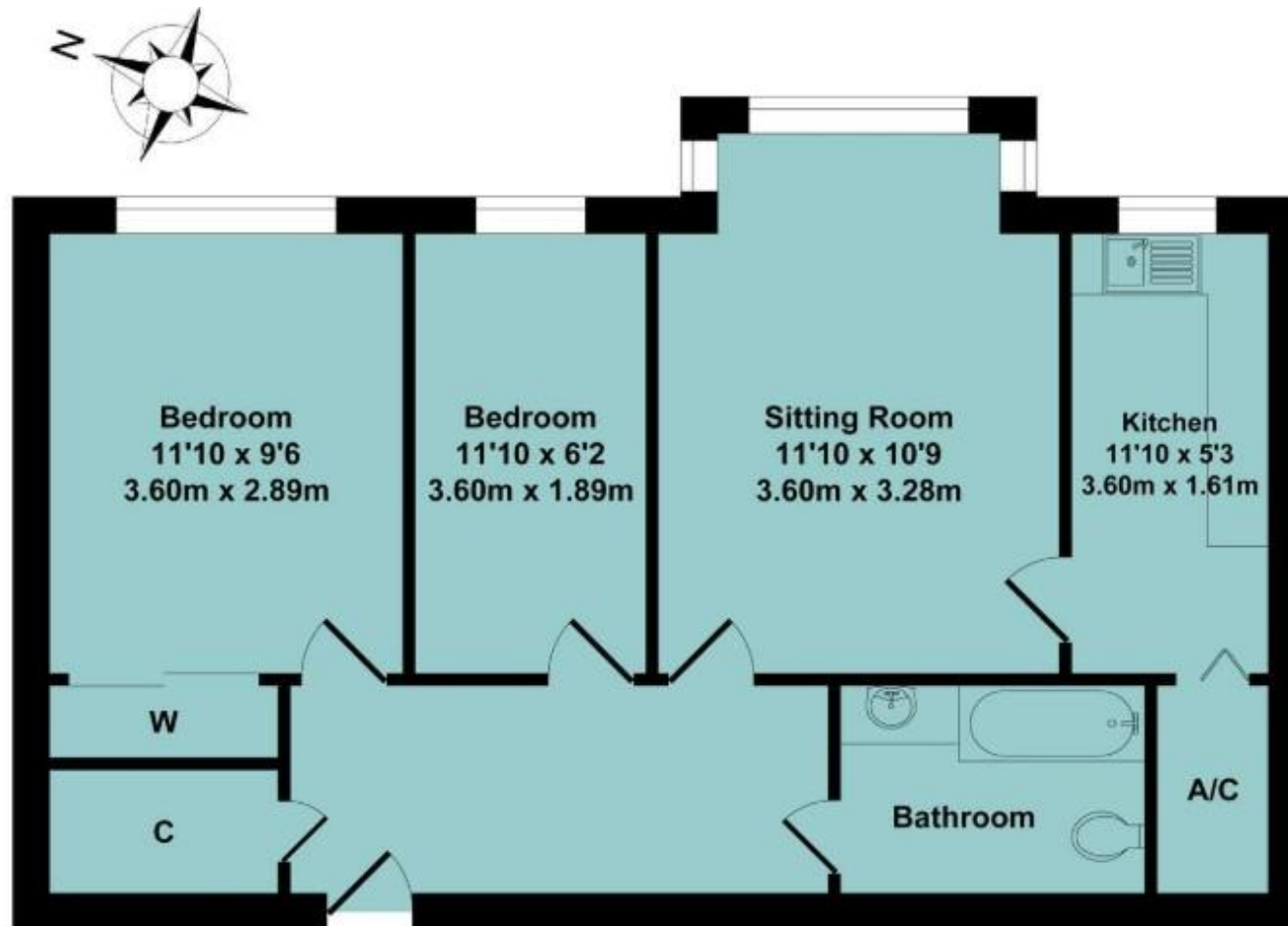
Tenure

A leasehold property with 89 years remaining on the lease.

Combined service charge and ground rent - £201.78 per month.

Asking Price: £99,950





Total Approx. Floor Area 600 Sq.Ft. (55.70 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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