



23 Guardian Court, Duke Street, Banbury, Oxon OX16 4NL  
£115,000 Leasehold

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





## *Recently renovated two bedroom retirement apartment*

Entrance hallway | Living/dining room | Refitted kitchen | Refitted shower room | Two bedrooms | Communal gardens | Communal lounge

Located in the popular Guardian Court retirement complex is this recently renovated two bedroom apartment. The property benefits from refitted kitchen and shower room, new carpet's throughout and full re-decoration has been recently been carried out. The property also looks out onto open parkland. This property is offered for sale with no chain.

### Accommodation

Entrance via front door to entrance hallway.

**Large entrance hallway:** Sometimes used as a study area as well as the entrance. Wall mounted telephone intercom system as well as emergency pull cord system. Wall mounted night storage heater. Doors to all accommodation. Large storage cupboard with shelving and coat hooks.

**Living/dining room:** Spacious living/dining room with UPVC double glazed box bay window ideal for dining table and chairs. The window overlooks open parkland, and there is ample space for sofa suite.

**Kitchen:** Refitted, kitchen with a range of modern base and eye level units with laminate worktop. Built-in circular sink unit, as well as built-in oven, microwave and 4 ring electric hob with extractor over. Useful corner pullout cupboards. UPVC double glazed window overlooks open parkland. Airing cupboard with additional shelving.

**Bedroom one:** Large double bedroom with UPVC double glazed window overlooking open parkland. Built-in double wardrobe with sliding doors.

**Bedroom two:** Single bedroom with UPVC double glazed window overlooking open parkland. Wall mounted panel electric panel heater.

**Shower room:** Three piece refitted white suite comprising low level WC, wash hand basin with built-in storage cupboard underneath. Large corner shower with electric shower over. Heated towel rail. Fully Aqua boarded walls.

### Agents Note

All rooms have an emergency pull cord system. Communal lounge and laundry. Communal gardens. Communal parking.

Lease: 65 years remaining.  
Service Charge: £201.78 per month.

### Guardian Court

Guardian Court is a popular retirement complex with an extremely friendly atmosphere. The complex enjoys a pleasant communal living room overlooking the well-stocked and pleasant communal gardens. The residents must be aged 60 or over.

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

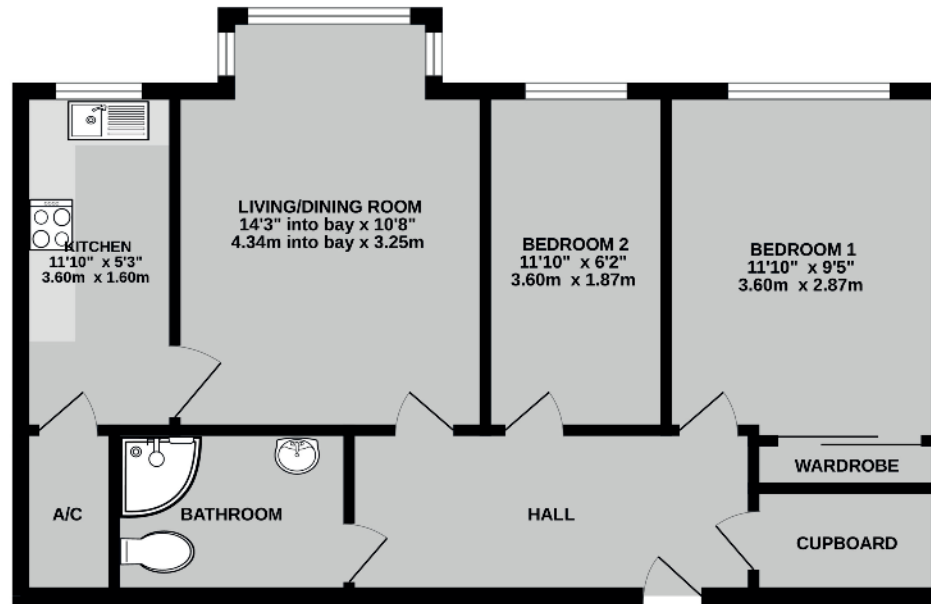
**Directions:** From Banbury Cross proceed east through the High Street and into George Street; continue to the second set of traffic lights and turn left into Lower Cherwell Street. At the next set of traffic lights turn right and continue over the railway bridge. Take the third right turn into Duke Street







570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the borders 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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