



8 Neithrop Close, Banbury, Oxon OX16 2NU
£210,000 'Share of Freehold'

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A spacious two bedroom, top floor maisonette

Kitchen/breakfast room | Living/dining room | Two double bedrooms | Bathroom | Garden | Allocated parking | No onward chain

Located within an easy walking distance of the town centre and many other amenities is this impressive two bedroom top floor maisonette. The property is deceptively spacious, providing two double bedrooms, a large living/dining room, re-fitted kitchen/breakfast room and bathroom, as well as a private rear garden and allocated parking. This property is offered for sale with no onward chain.

Accommodation

Entrance via front door into kitchen.

Kitchen/breakfast room: A range of white, modern base and eye-level units with laminate worktop, built-in stainless steel sink unit, oven, four ring gas hob with extractor hood above. Plumbing and space for washing machine and dryer or dishwasher. Space for full size fridge/freezer. Tiling to splashback areas. Cupboard housing Ideal boiler. Two UPVC double glazed windows overlook the rear garden. Wall mounted radiator. Access to loft. Wall mounted metal fuse box.

Bathroom: Three piece white suite comprising low level WC, wash hand basin and panel bath with Bar shower over. Tiling to splashback areas. Heated wall mounted towel rail. Obscured double glazed window to the rear aspect.

Living/dining room: Large living/dining area with UPVC double glazed window to the front aspect, wall mounted radiator, useful storage cupboard.

Bedroom one: Good sized double bedroom with UPVC double glazed windows to front and side.

Bedroom two: Double bedroom with UPVC double glazed windows to side and rear aspect overlooking the garden, wall mounted radiator.

Outside

Rear garden: Access via the side of the property, is mostly laid to lawn, with a shed and covered seating area. The garden itself is enclosed by timber panel fencing.

Agents Note

The property has been painted throughout.

There is parking for no 8 just to the left of the footpath.

Lease 999 years from 1st January 1973.

Freeholder - Private Company 7,8,9 &10 Neithrop Close Banbury Limited (no ground rent to pay). Each homeowner becomes a director of the Ltd Co.

No service charges, any maintenance / improvement costs are agreed and divided equally between the 4 flats.

There is a block buildings insurance policy, currently £199.61 for No 8.

Council Tax Banding: A
Authority: Cherwell District Council
Directions:

Directions: From Banbury Cross proceed north to the traffic light at the T-junction and take the left turn into the Warwick Road. Continue along this road and take the second right turn into Neithrop Avenue and Neithrop Close is the second left turn.





603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances 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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