



14B Calthorpe Road, Banbury, Oxon OX16 5HS
£146,950 Leasehold

Stanbra
Powell

Estate Agents
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Property Lettings





A ground floor apartment located within the heart of the town centre, offered with no onward chain.

**Entrance hall | Open-plan living/kitchen/dining room |
Double bedroom | Bathroom | Gas radiator heating
| Residents parking | Character features**

Located within this Grade II listed building, a generous size one bedroom apartment benefiting from gas central heating and within comfortable walking distance of the town centre and further amenities.

Accommodation

Front door.

Entrance hall: Walkway through to living/kitchen/dining room. Entry phone system.

Living area: Feature Sash cord windows to front aspect. Feature chimney breast and exposed brick work. Cupboard housing Worcester gas combination boiler for domestic hot water and central heating.

Kitchen area: Inset sink unit and drainer. Range of contemporary wall and base units. Integrated 4 ring gas hob with electric oven under, extractor over. Integrated washing machine. Integrated fridge/freezer. Tiled flooring.

Bedroom: Double bedroom to rear aspect. Sash cord window.

Bathroom: Contemporary white suite comprising of panelled bath with shower unit over, handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Tiled flooring. Radiator.

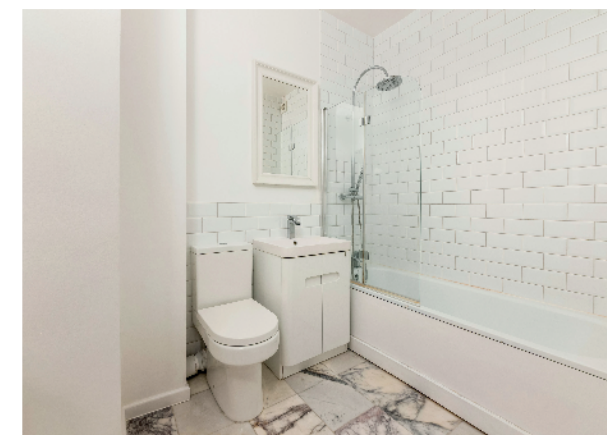
Agents note

Lease: 125 years from 2018 (117 years remaining).
Service charge: £650.00 per annum.
Ground rent: £250.00 per annum.

Banbury

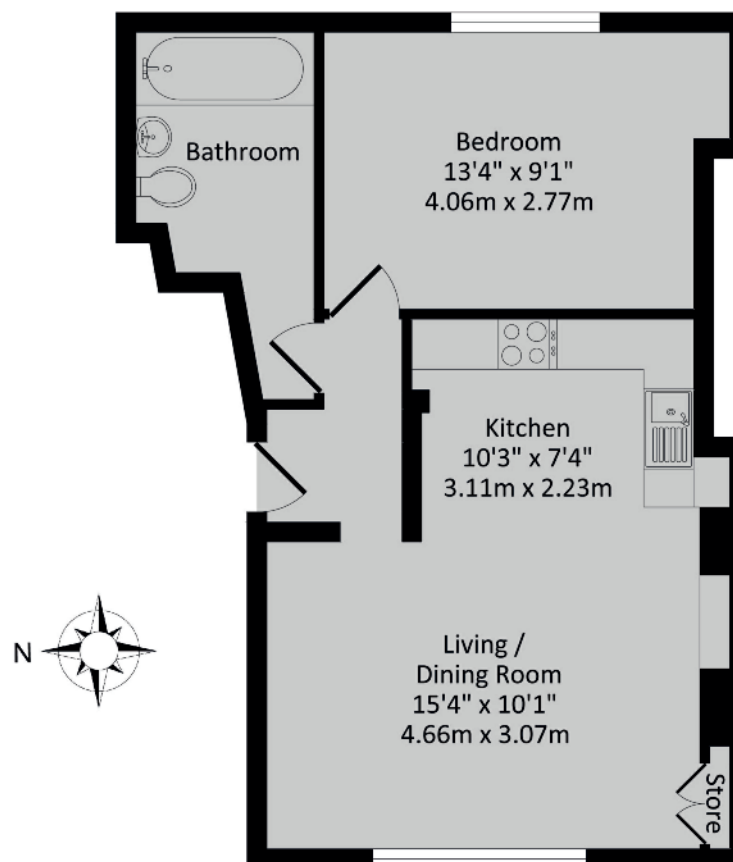
The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.

Services: All Council Tax Banding: A
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south on the Oxford Road, taking the third left turn into St John's Road and then take the second right turn into Calthorpe Road.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 429 sq.ft. (39.90 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.

Viewing: Through appointment with Stanbra Powell



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