



Flat 26, Fircroft, 41 Hightown Road, Banbury, Oxon OX16 9XT
£125,000 'Share of Freehold'

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





A top floor retirement apartment with views overlooking communal gardens and elevated views of Banbury.

Spacious entrance hall with storage cupboard | Living/dining room with box bay window | Kitchen | Generous double bedroom | Shower room | Electric heating | Double glazing | Communal parking | Communal gardens | Share of Freehold

Providing generous size accommodation throughout a one bedroom top floor apartment located on the south side of Banbury within close proximity of many amenities including bus routes, supermarkets and town centre. The property also benefits from 'Share of Freehold'.

Accommodation

Front door.

Generous size hallway: Airing cupboard housing hot water tank and immersion heater. Double glazed window. Door through to living/diner.

Living/dining room: Feature box bay window overlooking communal gardens and views of Banbury. Door giving access to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Integrated 4 ring electric hob with electric oven under, extractor fan over. Range of wall and base units. Space for fridge/freezer. Space and plumbing for washing machine. Tiling to splashback areas. Electric heater. Overlooking communal gardens and views of Banbury.

From the hallway door through to bedroom.

Bedroom: Generous double bedroom. Overlooking communal gardens and views of Banbury. Electric heater.

Shower room: Comprising of fully tiled double width shower cubicle with Mira thermostatic shower unit, pedestal handbasin and low level WC. Further tiling to splashback areas. Extractor fan. Wall mounted Dimplex heater. Access to loft.

Outside

Communal parking.
Communal gardens.

Agents Note

The Freehold of the building is understood to be vested in Covenant Management Company, with each flat owner being a nominal share holder.

Maintenance/ service charge is £2135.19 per annum.

Lease: 999 years from Sept 1986.

Banbury

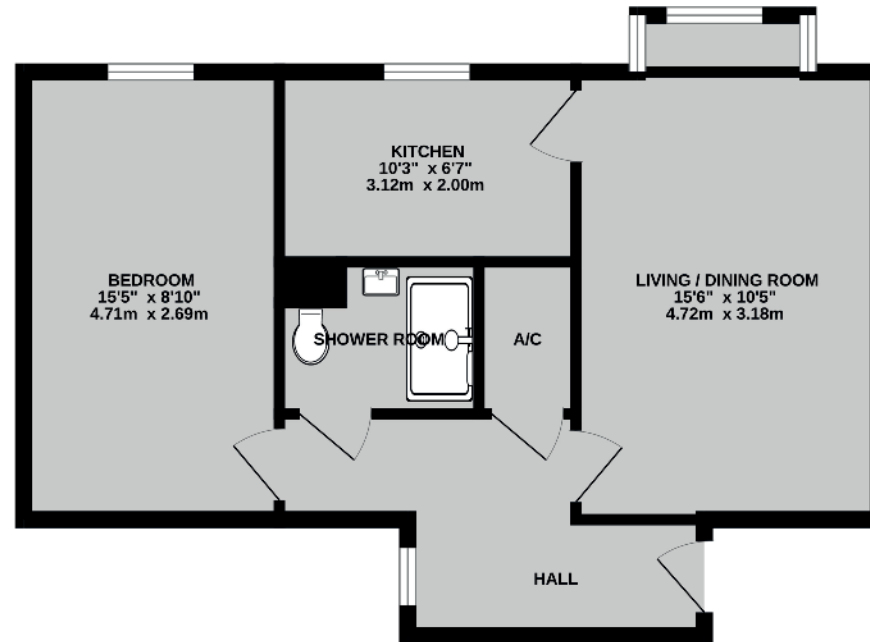
The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.

Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south on the Oxford Road, passing the Horton General Hospital taking the left hand turn at the traffic lights into Hightown Road.





TOP FLOOR
 506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description 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.
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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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Viewing: Through appointment with Stanbra Powell

