



Connells

Guardian Court Duke Street
Banbury



Property Description

Offered to the market with NO ONWARD CHAIN, this spacious two-bedroom first-floor retirement apartment is situated within the highly regarded Guardian Court development for the over 60s.

Designed for comfortable and independent living, the apartment enjoys lift access to all floors, attractive communal facilities, and pleasant views over the well-maintained communal gardens.

The accommodation extends to approximately 585 sq. ft. and comprises a welcoming entrance hall with useful storage, a bright and generously sized living room featuring a charming bay window, a fitted kitchen, a spacious master bedroom with built-in wardrobes, a second bedroom which could equally serve as a separate dining room or hobby space, and a bathroom.

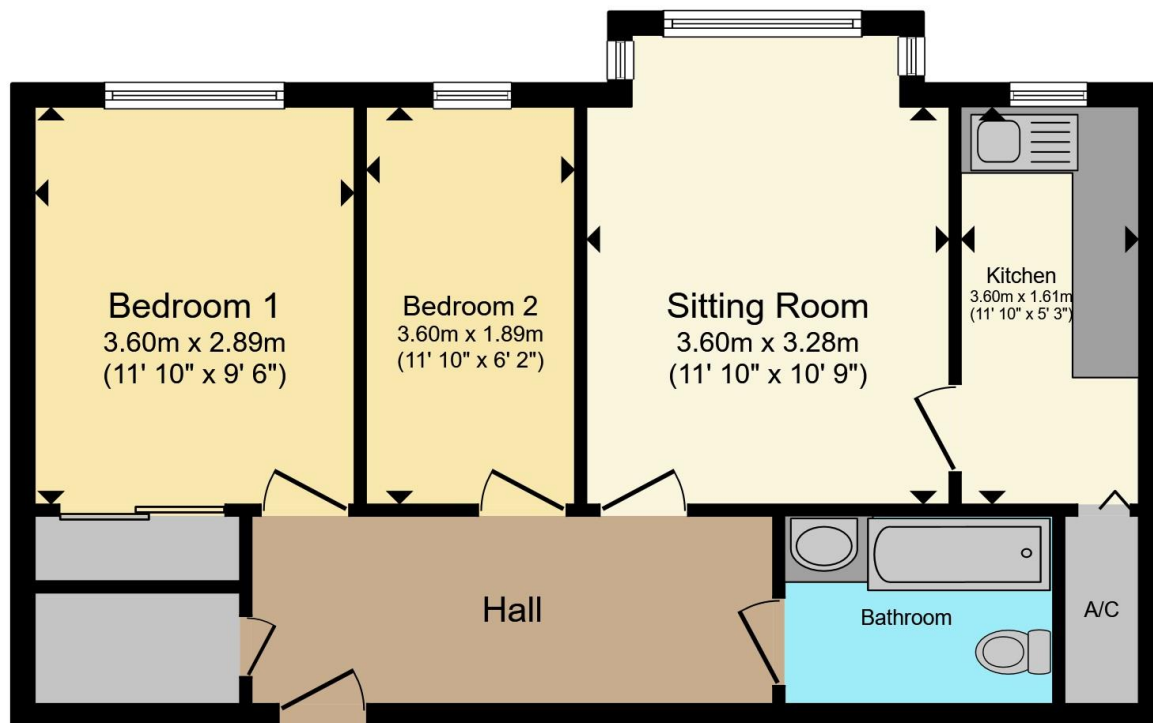
Guardian Court offers a friendly community atmosphere with excellent communal areas, making it an ideal choice for those seeking a secure and relaxed retirement lifestyle.

Conveniently positioned on Middleton Road, the development is within easy reach of Banbury town centre, local shops, supermarkets, medical facilities and public transport links. Banbury railway station is also nearby, offering direct services to London and Birmingham.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 55.5 m² (597 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
BANBURY OX16 5PN

EPC Rating: B Council Tax
Band: C

Service Charge: 218.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN310212

This is a Leasehold property with details as follows; Term of Lease 99 years from 05 Sep 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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