



43 Coopers Gate, Southam Road, Banbury, Oxon OX16 2EQ  
£125,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*A generous size top floor apartment located in the heart of the town centre.*

**Entrance hall | Spacious 'L' shaped living/diner | Kitchen | Double bedroom | Bathroom | Electric heating | Sealed unit double glazed windows | Lift | Allocated parking | Communal garden**

Offered with no onward chain, a one bedroom apartment located within walking distance of many amenities. The property benefits from an allocated parking bay plus ample visitor parking bays.

Front door leads to:

**Entrance hall:** Airing cupboard housing hot tank and immersion heater, entry phone system, double doors giving access to:

**'L' shaped living diner:** Feature fireplace electric fire, windows to front aspect, laminate flooring, two night storage electric heaters, door through to:

**Kitchen:** Inset sink unit and drainer, range of wall and base units, free space for plumbing for washing machine, space for fridge freezer, integrated hob/oven and extractor.

**Bedroom:** Single bedroom with fitted wardrobes, wall mounted Dimplex heater and window to front aspect.

**Bathroom:** White suite comprising of panel bath with Triton electric shower unit over, pedestal hand basin, low level WC, tile and splashback areas, shaver socket light, wall mounted duplex heater.

#### Outside

Allocated parking bay, communal bin store and a communal garden.

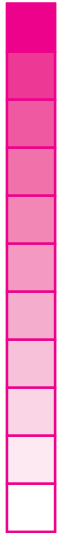
#### Agents Note

Lease: 999 years from 1st January 1990

Service charge: Jan - June - £895.23 (approximately paid twice a year)

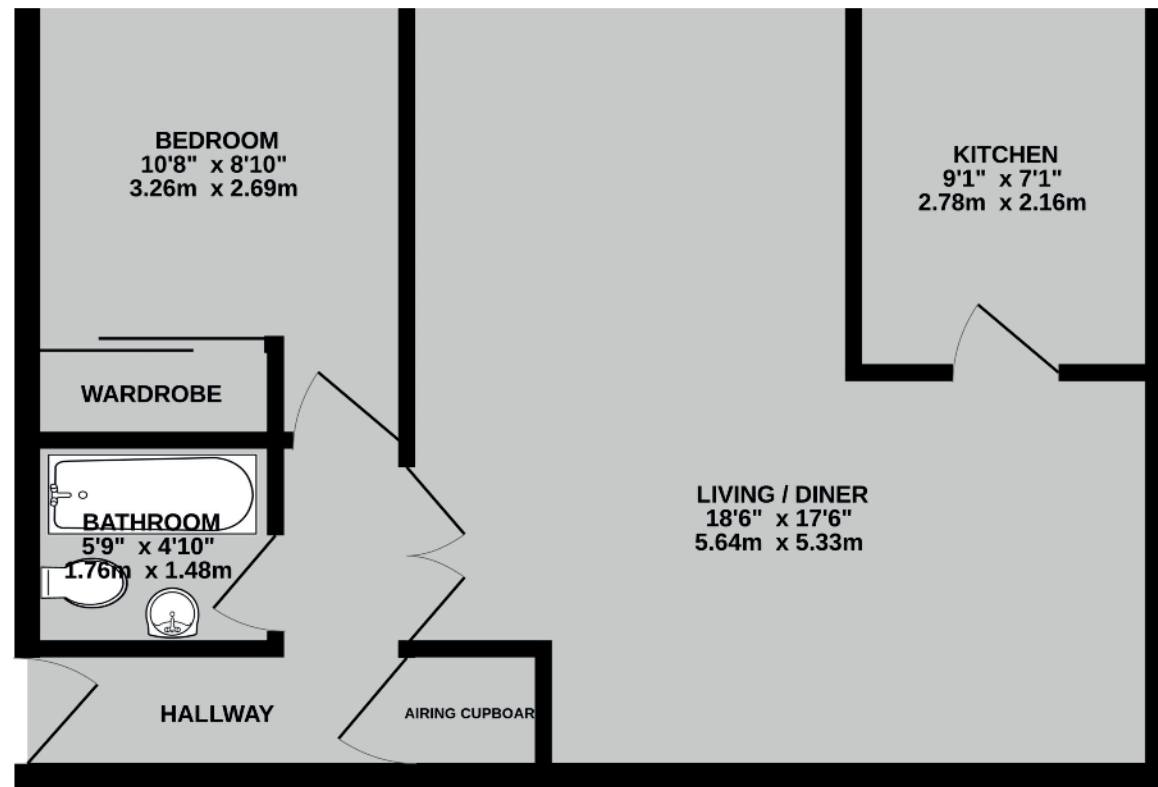
Services: All  
Council Tax Banding: B  
Authority: Cherwell District Council  
Directions: From Banbury Cross proceed north to the main traffic lights at the crossroads and continue over onto the Southam Road. Take the first right turn into Coopers Gate.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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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