



46 Rosemary Drive, Banbury, Oxon OX16 1EZ
£155,000 Leasehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A modern ground floor apartment located on the popular Hanwell Fields development close to nearby amenities.

Entrance hall | Living/dining room | Kitchen | Double bedroom | Bathroom with separate shower cubicle | UPVC double glazing | Electric heating | Allocated parking

Located on this popular development enjoying a no-through road position, a generous size one bedroom apartment offered with no onward chain.

Accommodation

Front door.

Spacious entrance hall: Airing cupboard housing hot water tank and immersion heater. Laminate flooring. Door through to living/dining room.

Living/dining room: Laminate flooring. Dual aspect room with windows to front and rear. Walkway through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Range of contemporary wall and base units. Integrated 4 ring electric hob with electric oven under, extractor fan over. Free space and plumbing for washing machine. Space and plumbing for slim-line dishwasher. Space for fridge/freezer. Tiling to splashback areas. Window to rear.

Bedroom: Generous double bedroom with window to rear. Laminate flooring.

Bathroom: White suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC and fully tiled separate shower cubicle. Further tiling to splashback areas. Extractor fan. Window to front. Heated towel rail.

Outside

Allocated parking, plus visitor's parking bays.

Agents Note

Service charge: Currently £1991.82 per annum.
Ground rent: Currently £377.71 per annum.
Lease: 125 years from 1st January 2005.



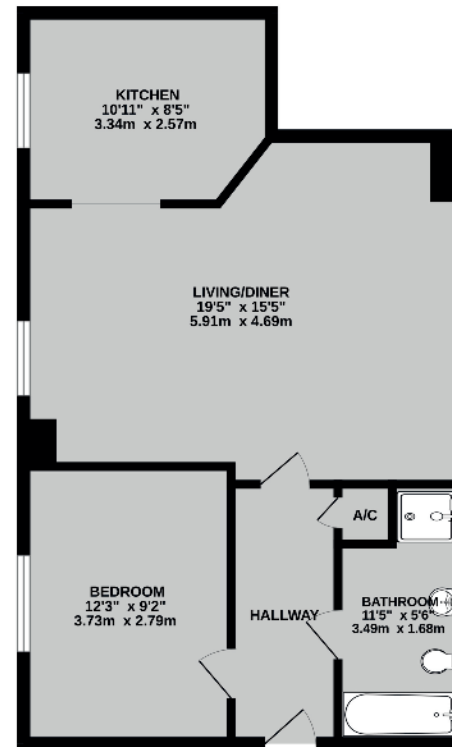
Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed North along North Bar and at main set of traffic lights continue onto the Southam Road and just before leaving Banbury take the left turn onto Dukes Meadow Drive. At the third roundabout turn left and Rosemary Drive is on the left hand side.





GROUND FLOOR
 574 sq.ft. (53.4 sq.m.) approx.

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 FLOOR AREA: 574 sq.ft. (53.4 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or condition 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.

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