



21 Westbeech Court, Banbury, Oxon OX16 9RY
£185,000 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A ground floor maisonette located in the heart of Banbury town centre, pleasantly overlooking green area to front.

Entrance hall | Living/dining room | Kitchen/breakfast room | Two double bedrooms | Shower room | Gas radiator heating | Double glazing | Rear garden | Garage in a block | Resident's parking

Located within walking distance of the town centre and further amenities, a two bedroom ground floor maisonette providing generous size accommodation throughout, offered with no onward chain. The property would now benefit from updating.

Accommodation

Recessed porch.
Front door.

Entrance hall: Useful store cupboard. Airing cupboard housing hot water tank and immersion heater.

Living/dining room: Double glazed window to front aspect overlooking green area.

Kitchen/breakfast room: Stainless steel bowl and a half inset sink unit and drainer. Range of wall and base units. Tiling to splashback areas. Wall mounted gas boiler for domestic hot water and central heating. Pantry. Door to rear.

Bedroom one: Double bedroom to front aspect.

Bedroom two: Double bedroom to rear aspect.

Shower room: Fully tiled shower cubicle, pedestal handbasin and low level WC. Window to rear.

Outside

Garden area which is laid to lawn with shrubs and bushes. Hardstanding for shed.

Communal bin store.

Garage in a block.

Resident's parking.

Parking permits can be purchased via Cherwell District Council for approximately £70 per annum.

Agents Note

Lease: 999 years from 12th June 2013.

Charges: £5 every 6 months for the garage, £5 every six months for the ground rent.

No service charge.

Services: All Council Tax Banding: B
Authority: Cherwell District Council

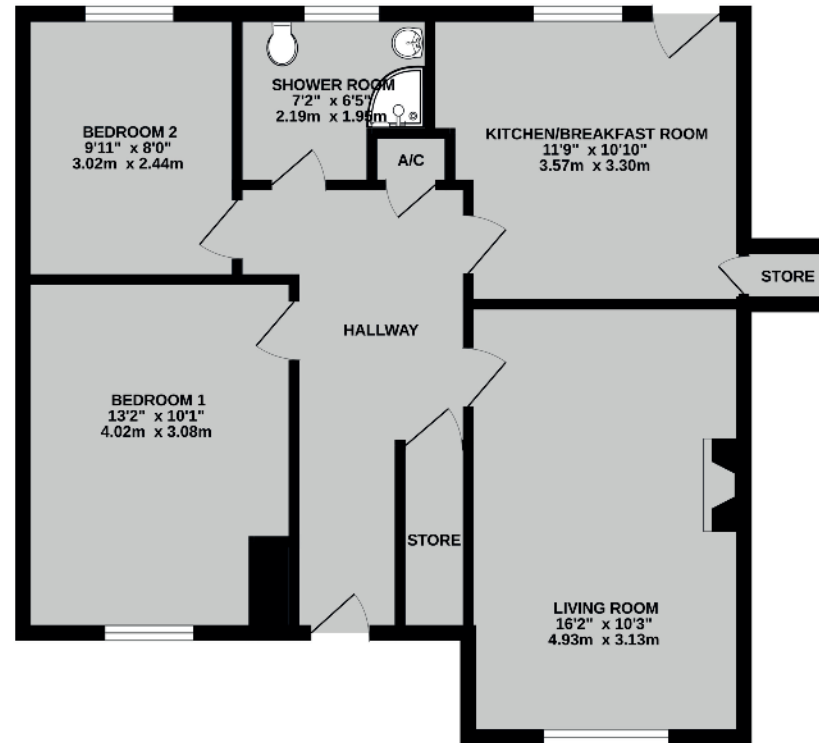
Directions: From Banbury Cross proceed west along West Bar and take the first right turn into Westbeech Court.







GROUND FLOOR
 659 sq.ft. (61.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 659 sq.ft. (61.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

Viewing: Through appointment with Stanbra Powell



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