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Publication name: CHERWELL COURT, FLAT 26, Page: 1



Flat 26 Cherwell Court, Britannia Road, Banbury OX16 5DE
‘ Guide Price’ £175,000 Leasehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Well presented two bedroom first floor apartment.

Entrance hallway | Living/Dining/Kitchen area |Two double Bedrooms | En-Suite |Main bathroom | Allocated parking | No onward chain

Situated in a gated development in a very convenient location close to many amenities including the railway station and the town centre, is this well presented first-floor apartment. The property benefits from a large open-plan living/dining/kitchen area with a Juliette balcony, as well as two double bedrooms, an en-suite to the master and a main bathroom. There is allocated parking for one vehicle and a communal garden area. This property is offered for sale with no onward chain.

Accommodation

Access via double electric gates.
Entrance via front door to:

Entrance hallway: Utility cupboard with space and plumbing for washing machine. Useful storage cupboard also housing electric fuse box. Airing cupboard housing hot water tank. Wall mounted radiator. Telephone intercom system.

Living/kitchen/dining area: In the kitchen area there are a range of modern base and eye-level units, laminate worktop, built-in stainless steel sink unit, built-in appliances include fridge/freezer, dishwasher, cooker, four ring gas hob and extractor hood above. Tiled flooring. Tiling to splashback areas. Sunken spotlights

The living/dining area is spacious with ample space for sofa suite, dining table and chairs. Wall mounted radiator. UPVC double glazed double doors open onto Juliette balcony.

Bedroom one: Good size double bedroom with UPVC double glazed windows overlooking the communal garden area. Wall mounted radiator. Two built in wardrobes.
En Suite: Three piece white suite comprising low level WC, washhand basin, double shower cubicle, tiling to splashback areas. Wall mounted heated towel rail. Sunken spotlights. Extractor fan.

Bedroom two: Double bedroom with UPVC double glazed window overlooking communal garden area. Built-in wardrobes. Cupboard housing boiler. Wall mounted radiator.

Bathroom: Three piece white suite comprising low level WC, wash hand basin, panel bath with shower attachment over. Wall mounted heated towel rail. Tiling to splashback areas. Sunken spotlights. Extractor fan.

Outside: Allocated parking for one vehicle.

Agents Note

Ground rent: £258.10 per year.

Service charge: £170.58 pcm

Lease: 999 years from 01/01/2005 (977 years remaining).

The managing agent for the development is: Peerless Properties (Oxford) Limited.

Communal gardens.

Communal bin store.

There are residents parking permits along Britannia Road at a cost of £70.00 per annum. Permits are supplied by Cherwell District Council.

Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street, continuing to George Street, taking the second right turn into Britannia Road.







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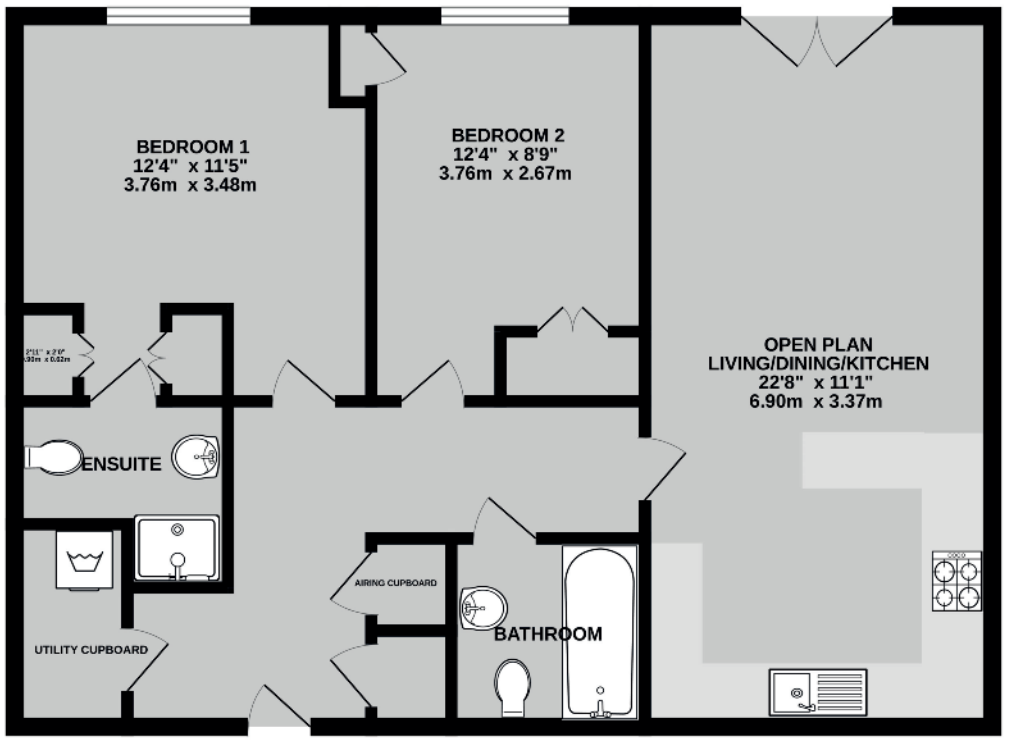


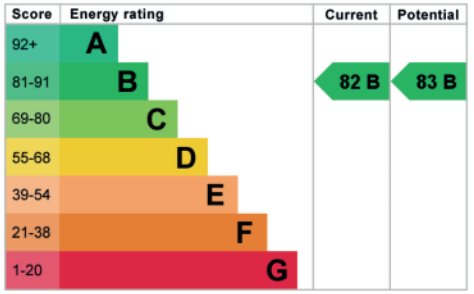




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713 sq.ft. (66.2 sq.m.) approx.





TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

Viewing: Through appointment with Stanbra Powell

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