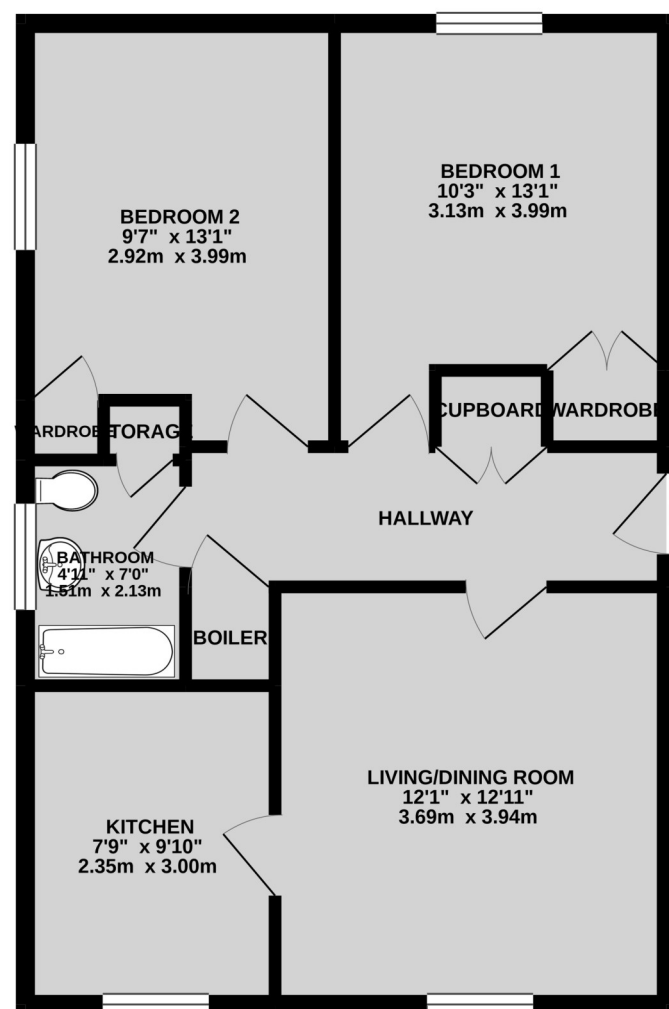


GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All

CURRENT COUNCIL TAX BANDING: A **LOCAL AUTHORITY:** Cherwell District Council

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.

5/6a Horsefair, Banbury, Oxon. OX16 0AA

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33 Old Parr Close
Banbury
OX16 5HY

£120,000 Leasehold



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



DESCRIPTION:

Front door leading to;

Entrance hall: Useful storage cupboards. Cupboard housing gas boiler for domestic hot water and central heating.

Living / dining room: Double glazed window to front aspect. Walkway through to;

Kitchen: Stainless steel sink unit and drainer. Range of wall and base units. Free space and plumbing for washing machine. Space for slim-line dishwasher. Space for fridge/freezer. Free space for cooker. Tiling to splashback areas.

Master bedroom: Double bedroom with fitted wardrobe.

Bedroom two: Double bedroom with fitted wardrobe.

Bathroom: White suite comprising panel bath with Tritan shower unit over, pedestal handbasin, low level WC. Tiling to splashback areas. Useful store cupboard.



Outside:

Communal gardens. Communal parking.

Agents Note:

Service charge: £1200 per annum

Ground rent: £25 per annum

Lease: Approximately 52 years remaining. The cost to extend the lease would be approximately £30,000.

Further recommendations into obtaining a mortgage is recommended.



Ground floor two bedroom apartment offered with no onward chain, located within walking distance of the town centre.

Entrance hall | Kitchen | Living / dining room | Two double bedrooms | Bathroom

Communal parking | Gas radiator heating | Double glazing

Occupying a no-through road location within walking distance of the town centre and further amenities, a spacious two bedroom apartment offered with no onward chain, now requiring some updating.