



Flat 7, 64-65 High Street, Banbury, Oxon OX16 5JJ  
£185,000 Leasehold

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





*An individual top floor characterful apartment located in the heart of the town centre being part of an exclusive gated development. The property is offered with no onward chain.*

**Entrance hall | Open-plan kitchen/living/dining room | Two double bedrooms | Bathroom | Gas central heating | UPVC double glazed windows | Communal gardens | Town centre location**

An extremely well presented two bedroom apartment providing generous size accommodation throughout and boasts an impressive contemporary open-plan living/dining/kitchen, pleasantly overlooking Banbury High Street.

#### Accommodation

Front door.

**Entrance hall:** Entry phone system. Useful store cupboard. Wood effect flooring.

**Kitchen/living/dining room:** Kitchen comprising stainless steel inset sink unit and drainer. Comprehensive range of white fronted integrated handle wall and base units. Ample work surfaces. Integrated fridge/freezer. 4 ring gas hob with electric oven under, extractor fan over. Integrated dishwasher and washing machine. Cupboard housing gas combination boiler for domestic hot water and central heating. Double glazed Sash windows to front and side aspect. Matching wood effect flooring.

**Bedroom one:** Generous size double bedroom with two windows to front aspect.

**Bedroom two:** Double bedroom to rear aspect. Single glazed Sash window.

**Bathroom:** Modern white suite comprising of panelled bath with mixer tap shower and rainfall shower, wall hung handbasin and low level WC. Heated towel rail. Tiled flooring. Wooden frame Sash window to rear aspect.

#### Agents Note

The property benefits from a 'Hive' heating system.

Flat 7 is part of a distinctive Grade II listed building and enjoys high ceilings throughout the apartment providing a wealth of natural light.

Communal bin store.

Communal gardens.

Leasehold: 250 years from 2017.

Service charge: £1800.00 approximately per annum.

Ground rent: £250.00 per annum.

**Parking:** There is no allocated parking for the property, however there is parking 2 minutes walk away to the rear. Spaces may be available to rent through 'Whites Commercial', the cost would need to be confirmed however the last known price was £70 a month.

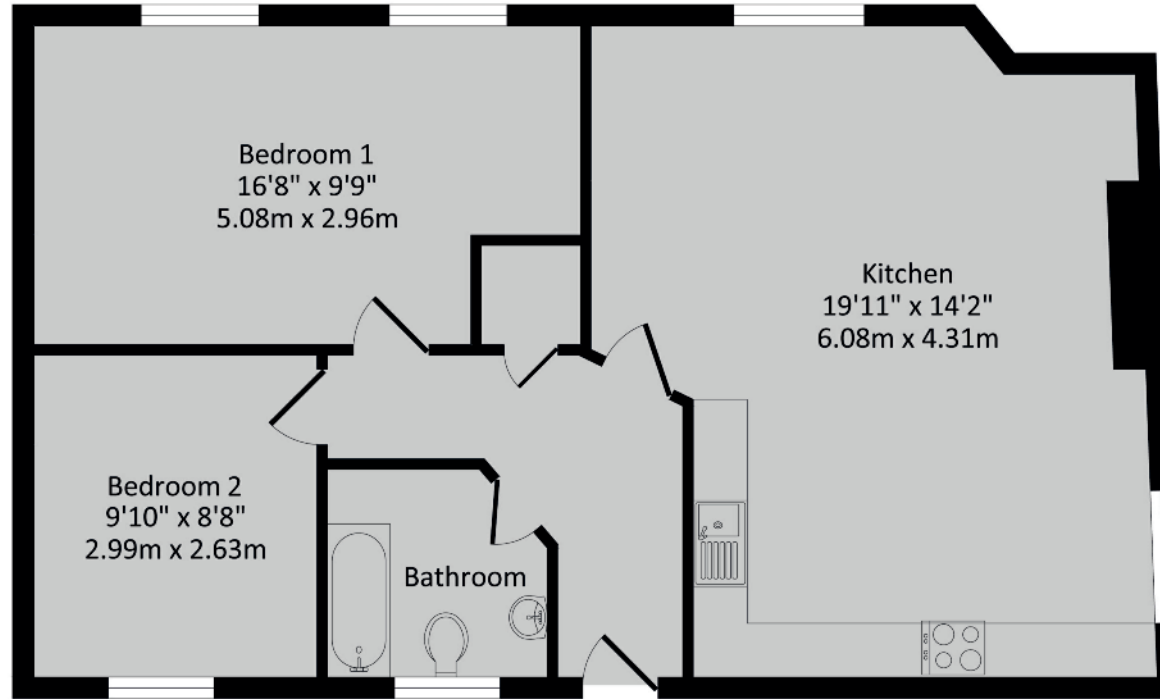
Services: All Council Tax Banding: B  
Authority: Cherwell District Council







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



TOTAL APPROX. FLOOR AREA 666 sq.ft. (61.90 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

**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  
t: 01295 221100  
e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



**stanbra-powell.co.uk**

