



69 Sir Henry Jake Close, Banbury, Oxon OX16 1EY
Guide Price £195,000 Leasehold

**Stanbra
Powell**

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Property Lettings

Spacious top floor apartment offered in excellent decorative order throughout, benefiting from garage and parking space, located within easy access of many amenities.

Entrance hall | Open plan living/dining room | Kitchen | Master bedroom with en-suite | Further double bedroom | Spacious bathroom | Useful store cupboards | Attic | Gas central heating | UPVC double glazing | Garage | Allocated parking bay

Located on this popular Hanwell Fields development, a two bedroom second floor apartment enjoying a gated residential development of twelve apartments. The property benefits from two double bedrooms, open plan living accommodation and is offered with no onward chain.

Accommodation

Communal hallway.
Two flights of stairs up to the apartment.

Spacious entrance hall: Two useful storage cupboards. Entry phone system. Thermostat for heating. Access to loft. Door to open plan L-shaped dual aspect living/dining room.

Living area has feature fireplace with living flame electric fire.
Walkway through to kitchen.

Kitchen: Stainless steel bowl and a half inset sink unit and drainer. Range of white wood fronted wall and base units. Ample work surfaces. Integrated four ring gas hob with electric oven and grill under, approximately 3 years old. Space and plumbing for washing machine. Integrated fridge/freezer. Integrated dishwasher. Velux window.

Master bedroom: Generous double bedroom with fitted wardrobes. Door to **en-suite**. Fully tiled shower cubicle, pedestal handbasin and low level WC. Further tiling to splashback areas. Extractor.

Bedroom two: Generous size double bedroom with fitted wardrobes.

Bathroom: Modern white suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC. Recessed spotlights. Extractor. Heated towel rail. Airing cupboard housing Superflow high efficiency water tank installed approximately 2 years ago. Velux window.

Outside

Allocated parking bay.

Brick built garage with pitched roof for storage. Metal up and over door.

Agents Note

Small communal garden.
Communal bin store.

Leasehold: 999 years from January 2003
(approximately 978 years remaining)

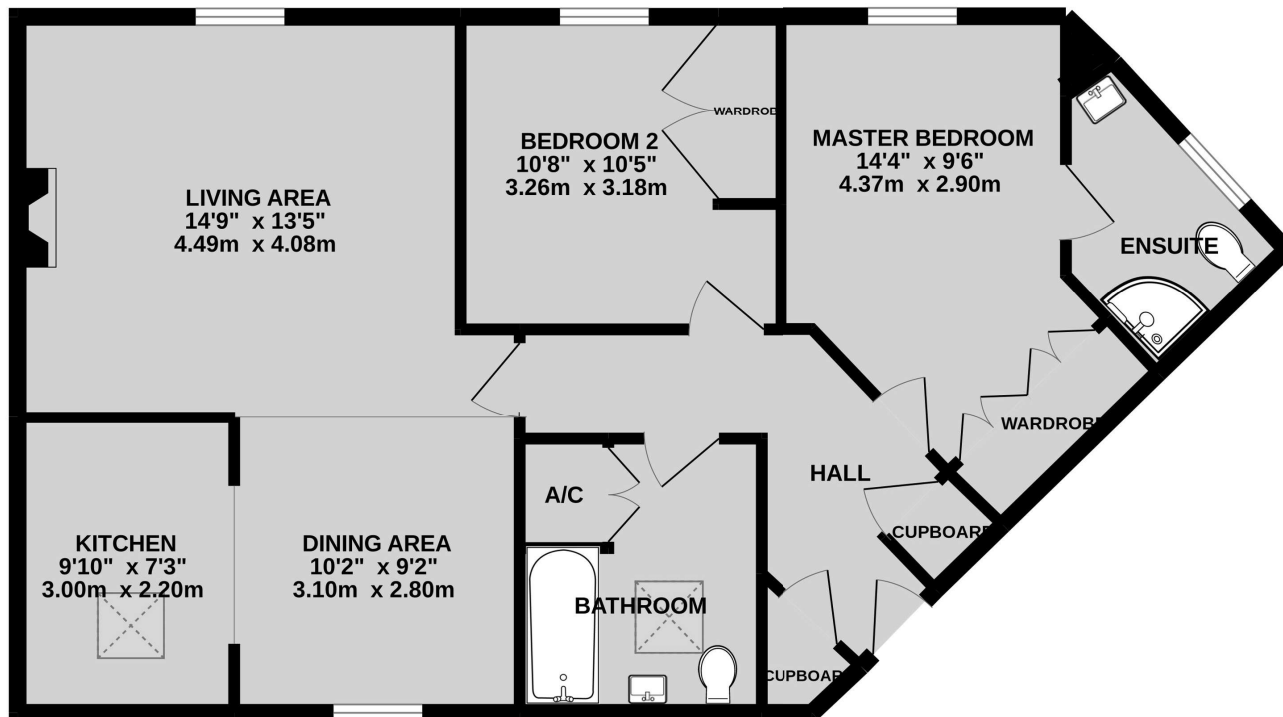
Service Charge: £1418.24 annual.
Ground Rent: £201.90 annual.

Services: All
Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed north to the traffic lights and continue onto the Southam Road; at the second roundabout upon leaving town, take the left turn into Dukes Meadow Drive, first left into Lapsley Drive and Sir Henry Jake Close can be found on the right.





SECOND FLOOR 828 sq.ft. (76.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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