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Publication name: MARSHALL ROAD 38, Page: 1



38 Marshall Road, Banbury, Oxon OX16 4QR
£140,000 Leasehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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A ground floor apartment conveniently located within walking distance of many amenities offered with no onward chain.

Entrance hall | Open plan living/kitchen/diner | Double bedroom with fitted wardrobes | Bathroom | Electric heating | Double glazing throughout | Allocated parking

Located on the popular Market Quarter development within close proximity of the train station, town centre and within easy access of the M40, a modern ground floor one bedroom apartment providing generous sized accommodation throughout.

Accommodation

Front door leads to:

Entrance hall: Useful store cupboard, airing cupboard housing hot tank and immersion heater. Door through to:

Open plan kitchen/living/diner: Kitchen area comprising of stainless steel inset sink and drainer. A comprehensive range of contemporary wall and base units. Integrated fridge freezer. Integrated four ring electric hob with oven under and extractor over. Free space for plumbing washing machine. Breakfast bar. Tiling to splashback areas.

Living area: Patio door giving access to outside. Electric wall mounted heater. Window to side aspect.

Bedroom one: Generous sized double bedroom with fitted wardrobes with sliding mirrored doors.

Bathroom: White suite comprising of panelled bath with shower over. Wall hung hand basin. Low level WC. Shaver socket. Vanity unit. Heating towel rail.

Outside

Allocated parking

Agents Note: Service charge : £656.37 per quarter
Ground Rent : £150 per annum

Lease: Approximately 99 years remaining.



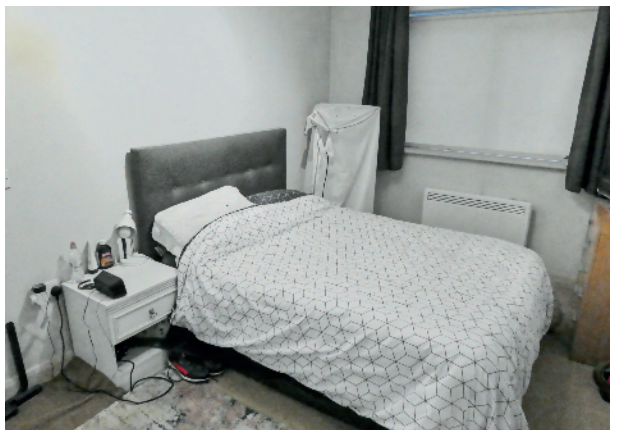
Services: All **Council Tax Banding: A**
Authority: Cherwell District Council

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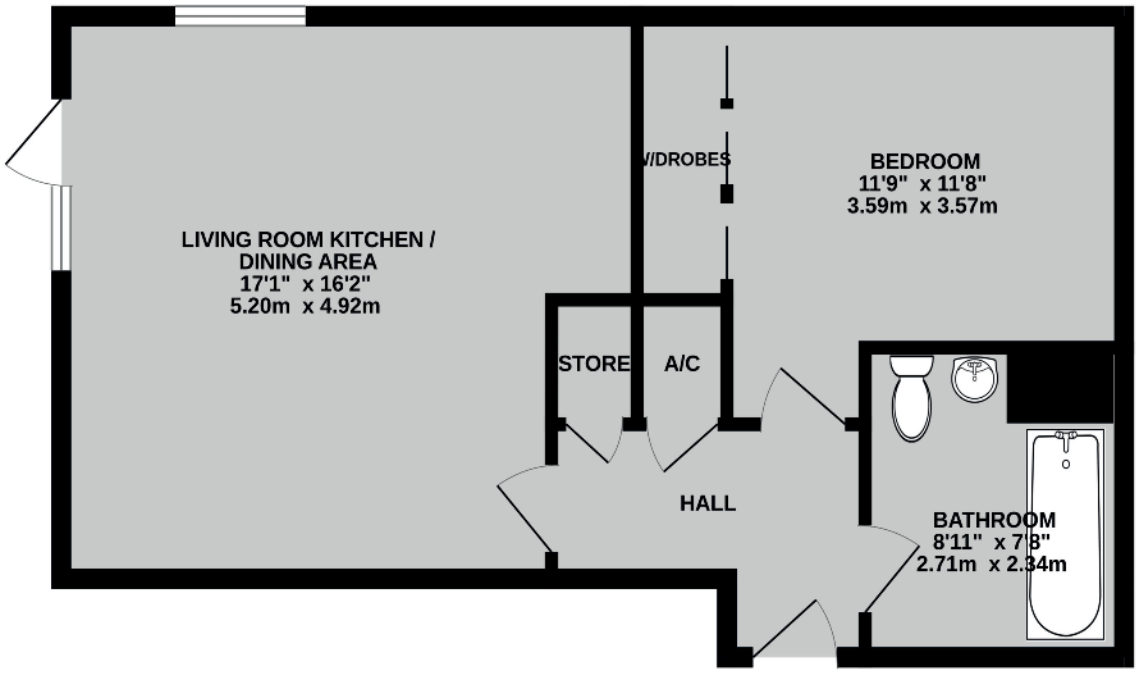






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GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 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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