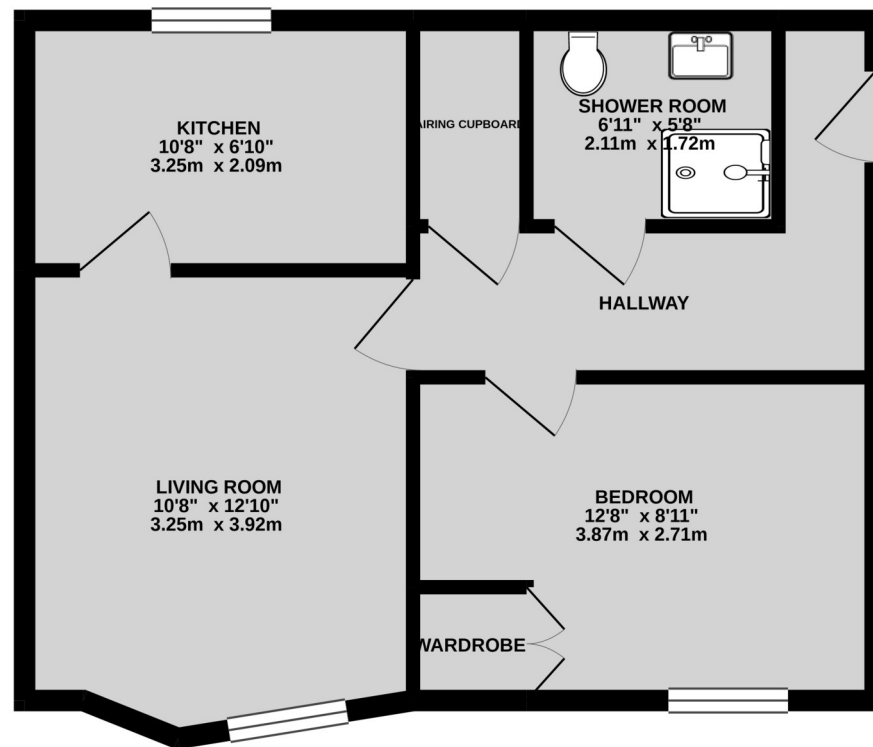


GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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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1 Fircroft
41 Hightown Road
Banbury
OX16 9XT
£125,000 Leasehold

VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All

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

DIRECTIONS:

From Banbury Cross proceed south on the Oxford Road and at the Horton General Hospital take the left turn into Hightown Road. Continue along this road and after approximately 300 yards you will see Fircroft on the right.

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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OVERLOOKING PLEASANT COMMUNAL GARDENS, A ONE BEDROOM GROUND FLOOR APARTMENT, LOCATED IN THIS
POPULAR RETIREMENT BLOCK ON THE SOUTH SIDE OF TOWN AND WITHIN CLOSE PROXIMITY OF AMENITIES
NO ONWARD CHAIN

Communal hallway | Own hallway | Kitchen | Living room | Bedroom| Shower room |

Communal garden | Communal parking | Communal store | The property has sealed unit double
glazing and Economy 7 night storage heating

DESCRIPTION:

Accommodation:

Communal entrance hall.

Own hallway: Airing cupboard housing hot tank and immersion heater.

Living room: Window overlooking communal garden.
Kitchen: Stainless steel inset sink unit and drainer with cupboards under. Range of light wood fronted wall and base units. Built-in four ring electric hob with electric oven under and extractor over. Tiling to splashback areas. Complementary work surface. Free space and plumbing for washing machine. Space for fridge / freezer. Vinolay flooring. Window to front aspect.

Bedroom: Window overlooking garden. Built-in double fitted wardrobe.

Shower room: Coloured suite comprising low level WC and pedestal wash handbasin. Double width fully tiled shower cubicle with Mira Sport shower unit. Further tiling to splashback areas. Vinolay flooring. Window to front aspect.



Outside:

Communal parking.
Communal store.

Agents Note:

Leasehold: Approximately 987 years.
The new occupants become part of the freehold.
Service charge: £140.00 per month.

