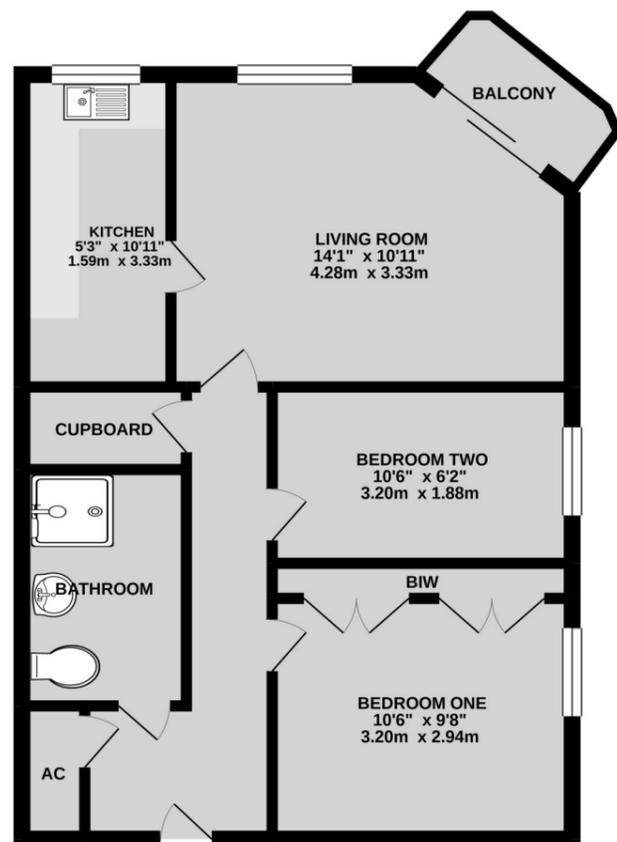


GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 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: C **LOCAL AUTHORITY:** Cherwell District Council

DIRECTIONS:

From Banbury Cross proceed east through the High Street and into George Street; continue to the second set of traffic lights and turn left into Lower Cherwell Street. At the next set of traffic lights turn right and continue over the railway bridge. Take the third right turn into Duke Street.

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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40 Guardian Court
Banbury
Oxon
OX16 4NL
£129,950 Leasehold



Stanbra
Powell

Estate Agents
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Property Lettings





Top floor two bedroom retirement apartment overlooking gardens.

Entrance hallway | Living room | Balcony | Kitchen | Two bedrooms | Shower room | Views over garden | Double glazing | Electric heating | Communal living area | Communal gardens | Laundry area | No onward chain

Located in the popular Guardian Court retirement complex within easy reach of the town centre, railway station and further amenities is this top floor two bedroom retirement apartment benefiting from balcony and bedrooms overlooking communal gardens. The property is offered with no onward chain.

DESCRIPTION:

Accommodation:

Entrance hall: Wall mounted night storage heater. Telephone intercom system. Pull cord emergency system.

Airing cupboard with additional shelving storage. Further large storage cupboard.

Living room: UPVC double glazed window to rear aspect. UPVC double glazed sliding doors onto balcony with pleasant outlook over communal gardens. Emergency pull cord.

Kitchen: Range of base and eye level units. Laminate worktop. Built-in stainless steel sink unit. Space for washing machine. Space for cooker. Space for fridge/freezer. Tile splashbacks. UPVC double glazed window to rear aspect. Emergency pull cord.

Bedroom one: Good size double bedroom. Wall mounted night storage heater. UPVC double glazed window overlooking communal gardens. Built-in triple wardrobes. Emergency pull cord.

Bedroom two: Good size single bedroom. Wall mounted electric panel heater. UPVC double glazed window overlooking communal gardens. Emergency pull cord.

Shower room: Three piece suite comprising of low level WC, wash handbasin and double shower cubicle with electric shower over. Tile splashbacks. Emergency pull cord. Heated towel rail. Extractor fan. Wall mounted Dimplex fan heater.

Guardian Court:

Guardian Court is a popular retirement complex with an extremely friendly atmosphere. The complex enjoys a pleasant communal living room overlooking the well-stocked and pleasant communal gardens. The residents must be aged 60 or over.

Agents Note:

Leasehold: 99 years from 1991.

Service charge: £150.00 per calendar month.

