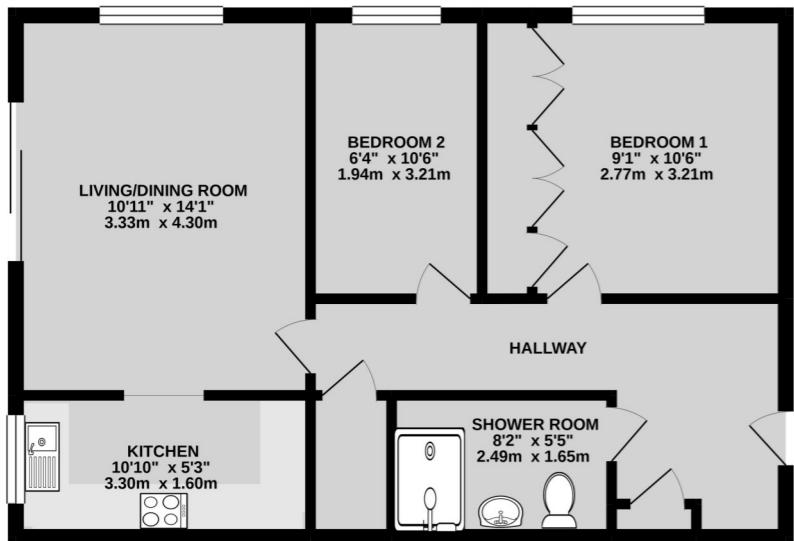
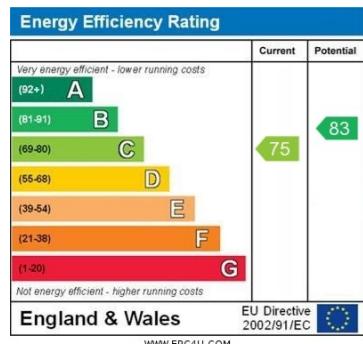


GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA - 553 sq.ft. (51.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition or age can be given.
Made with Meropia ©2021



VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All except gas.

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

Tel: 01295 221100 E-mail: post@stanbra-powell.co.uk Web Page: www.stanbra-powell.co.uk

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Ground floor two bedroom retirement apartment presented in very good condition.

Communal entrance | Entrance hall | Living/dining room | Re-fitted kitchen | Two bedrooms | Re-fitted shower room | Patio doors onto garden area | Communal parking | Over 60's | No onward chain.

Located in the popular Guardian Court retirement development is this well presented two bedroom ground floor apartment benefiting from re-fitted kitchen re-fitted shower room and sliding patio doors onto garden area. The apartment is offered with no onward chain. Residents must be aged 60 or over.

DESCRIPTION:

Accommodation:

Entrance via front door to;

Entrance hallway: Coat cupboard. Further cupboard with space and plumbing for washing machine. Wall mounted night storage heater. Telephone intercom system. Emergency pull cord.

Living/dining room: Dual aspect with UPVC double glazed window overlooking communal garden area. Sliding patio door onto small patio/garden area. This land is communal however the residents of Guardian Court do place their own pots, garden table and chairs in these areas. Night storage heater. Emergency pull cord.

Re-fitted kitchen: Range of modern base and eye level units. Laminate worktop. Built-in Neff appliances including four ring electric hob, extractor hood over, electric fan oven and fridge. Built-in stainless steel sink unit with swan neck tap. Tile splashbacks. UPVC double glazed window overlooking communal garden. Various pull out drawers and shelves making the most of the space. Emergency pull cord.

Bedroom one: Good size double bedroom with UPVC double glazed window overlooking communal garden area. Electric panel heater. Built-in wardrobes. Emergency pull cord.

Bedroom two: Single bedroom with UPVC double glazed window overlooking communal garden. Emergency pull cord.

Shower room: Recently re-fitted with three piece white suite comprising of low level WC, wash handbasin with built-in cupboards underneath and walk-in shower with electric shower over. Aquaboarding to walls. Heated towel rail. Non-slip floor. Extractor fan. Emergency pull cord.

Agents Note:

Leasehold: 99 Years from 1991.

Service charge £175.00.

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.

