



20 Guardian Court, Banbury, Oxon OX16 4NL
£130,000 Leasehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





A recently refurbished two bedroom first floor retirement apartment

Entrance hall | Living/dining room | Refitted kitchen | Two bedrooms | Refitted wet room | Large storage cupboard | Communal lounge | Communal garden | Communal parking | Double glazed | Electric heating | No onward chain | Residents must be aged 60 years or over

Located within easy walking distance of the town centre and many other amenities is this recently refurbished two bedroom first floor retirement apartment. The property benefits from a recently refitted kitchen, modern wet room and has views over communal garden areas. The property has recently refitted carpets. Offered for sale with no onward chain.

Accommodation

Front door.

Entrance: Newly laid carpet. Wall mounted night storage heater. Telephone intercom system and emergency pull cord alarm. Large storage cupboard.

Living/dining room: Wall mounted night storage heater. UPVC double glazed box bay window overlooking communal garden areas. Newly laid carpet. Emergency pull cord alarm. Second telephone intercom system. New blinds.

Refitted kitchen: Modern grey base and eye level units with laminate marble effect worktop. Splashback. Built-in oven. Stainless steel sink unit with swan neck tap. Space for fridge/freezer. Retractable breakfast bar leaf. UPVC double glazed window overlooking communal garden. Emergency pull cord alarm.

Large airing cupboard.

Bedroom one: Good size double bedroom with UPVC double glazed window overlooking communal gardens. Wall mounted night storage heater. Emergency pull cord alarm. Built-in triple wardrobe. Newly laid carpet. New blinds.

Bedroom two: Good size single bedroom with wall mounted electric panel heater. Emergency pull cord alarm. UPVC double glazed window overlooking communal gardens. Newly laid carpet. New blinds.

Wet room: Low level WC and wash handbasin with built-in storage cupboard underneath. Fully tiled walls. Wet room floor. Electric shower with pull out seat and grab handles. Extractor fan. Wall mounted electric fan heater. Wall mounted heated towel rail.

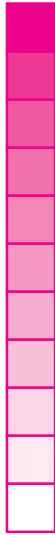
Agents Note

Lease: 99 years from 1992.
Service charge: £198.00 per month.

Guardian Court

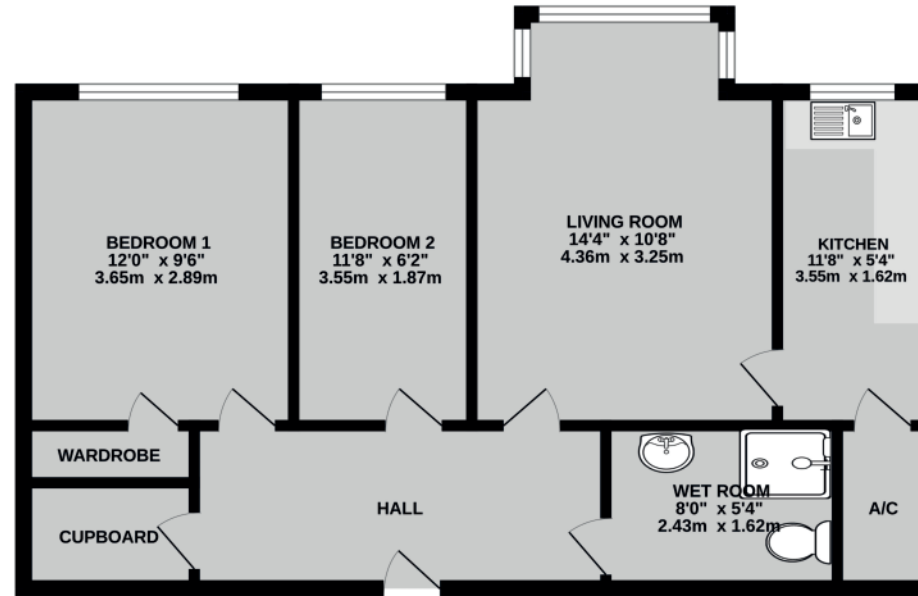
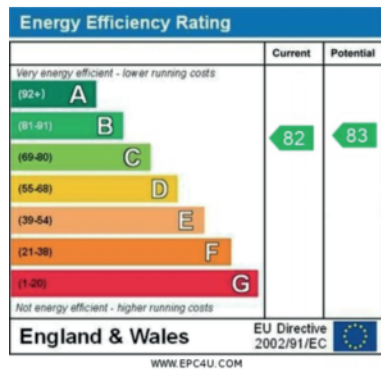
Guardian Court is a popular retirement complex with an extremely friendly atmosphere. The complex enjoys a pleasant communal living room overlooking the well-stocked and pleasant communal gardens. The residents must be aged 60 or over.

Services: All Council Tax Banding: C
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.





571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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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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.

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