



34 Guardian Court, Duke Street, Banbury, Oxon OX16 4NL
£139,950 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Located in a private position to the rear of this highly popular retirement development is a spacious and well-proportioned two bedroom first floor apartment. The property benefits from refitted kitchen with integrated appliances, refitted shower room and south facing balcony from the living room. Located within close proximity to shops and the town centre.

Spacious entrance hall | Living room | Kitchen | Two bedrooms | Refitted shower room | Popular retirement complex | Communal gardens | Communal parking

Accommodation

Lift or stairs to the first floor. The apartment can be found to the right side of the development to the rear. Door leading into entrance hall.

Spacious entrance hall: Area for hanging coats and large walk-in storage cupboard. Small storage cupboard. Wall mounted heater. Doors leading to living area, both bedrooms and refitted shower room.

Living room: Light and airy living room with feature arch window. Sliding patio doors leading to south facing balcony. Wall mounted night storage heater. Doorway to refitted kitchen.

Kitchen: Fitted with a range of base and wall mounted units with work surface over. Modern tiled splashbacks. Single sink drainer unit with mixer taps. Integrated double oven and electric hob. Integrated dishwasher. Integrated fridge/freezer. Double glazed window.

Master bedroom: Double glazed window to side aspect. Good size double bedroom. Full length wardrobe with sliding doors.

Bedroom two: Well-proportioned single bedroom. Window to side aspect.

Refitted shower room: Double shower cubicle with sliding glass door step leading up to tray, Mira Escape power shower. Fully tiled splashbacks. Vanity unit with wash handbasin inset. Low level WC. Additional storage. Extractor fan. Wall mounted heater. Vinyl flooring.

Agents Note

Communal lounge and laundry.
Communal gardens.
Communal parking.

Lease expires 27/11/2179.
Service charge: £200.00 approximately 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.

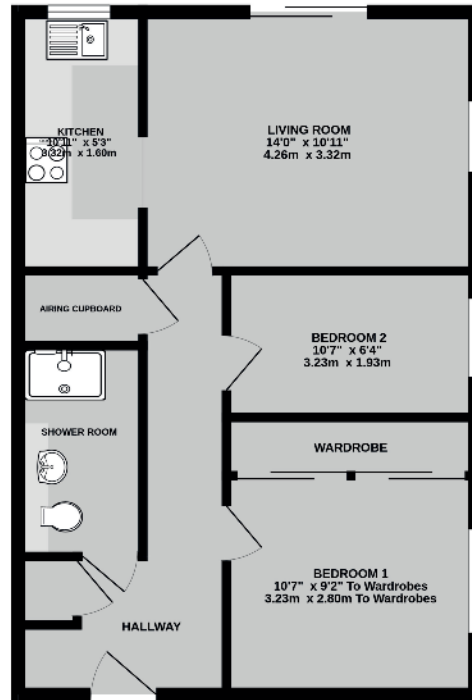
Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street and into George Street; continue to the second set of traffic lights and turn left into Lower Cherwell Street. At the next set of traffic lights turn right and continue over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







FIRST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.
When every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The network, sources and applications shown here are not intended and do not constitute an endorsement or affiliation with any of the named entities.
MSP/19/10/2024

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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