

**FOR SALE**



## **Ashby Court Court**

**Newland Road, Banbury, OX16 5XT**

**Guide Price of £148,000**

**A GROUND FLOOR, TWO BEDROOM FLAT WITH OFF-STREET PARKING,  
LOCATED CLOSE TO THE TOWN CENTRE AND LOCAL AMENITIES  
IDEAL FOR A FIRST TIME BUYER OR AS A READY TO GO RENTAL INVESTMENT**



**SPECIALISTS IN BLOCKS OF FLATS MANAGEMENT | LETTINGS & PROPERTY MANAGEMENT | PROPERTY RELATED CONSULTANCY**

**☎ 01295 251648   ✉ [post@sjbproperties.co.uk](mailto:post@sjbproperties.co.uk)   🌐 [www.sjbproperties.co.uk](http://www.sjbproperties.co.uk)   📍 54 Broad Street, Banbury, Oxon OX16 5BL**

**SJB Properties (Banbury) Ltd   Vat No: 823 4068 44   Company Registration No: 8809762 (England and Wales)**

## **KEY FEATURES**

- Long lease of 999 years upon completion and no Ground Rent payable
- Great location near to the town centre and local amenities
- Recently fully redecorated
- Off-street parking for one vehicle on the development

## **PROPERTY OVERVIEW**

This ground floor, two bedroom flat offers a good sized living room with large picture window overlooking the central courtyard area of the development. The kitchen provides a modern set up with under counter and wall cupboards with additional storage within the cupboard that houses the water tank. The main room is a good sized double and the second bedroom would accommodate a single bed.

The flat is situated within a development of 30 Leasehold properties with a small area of green space and off-street parking for one vehicle per property. The property is subject to a Service Charge which is currently £1020.00 per annum and is managed by an active Management Company. There is no Ground Rent payable, and the building insurance is included within the Service Charges. The property has all mains services.

Ashby Court is located on Newland Road, within walking distance of Banbury town centre and within 5 minutes' drive from the local train station, local hospital and local supermarkets. There is easy access to the M40 motorway.

## **PROPERTY DESCRIPTION**

### **Entrance Hallway**

The hallway in the flat is accessed via the communal stairwell through a separate lobby area and provides a phone for the intercom entry system, which is located near the front door. All rooms of the flat are accessed from the hallway.

### **Living Room - 3.8m x 3.8m**

The living room is spacious with an additional area to one side that could be used as a study area. The large picture window creates lots of natural light into the room.

### **Kitchen – 2.8m x 1.7m**

The kitchen is fitted with modern cupboards and work surfaces with an under-counter oven, ceramic hob with extractor unit above. The splashback is tiled and the vinyl flooring creates a modern wood effect appearance.

### **Bedroom One – 4.3m x 2.6m**

The main bedroom is a good sized double room with a window overlooking the entrance roadway. The room benefits from a panel heater on one wall.

### **Bedroom Two – 2.0m x 2.2m**

The second bedroom would accommodate a single bed and again benefits from a panel heater.

### Bathroom

The bathroom provides a white suite bath with shower over, wash basin and W.C. The walls are tiled around the bath and behind the basin with modern wood effect vinyl flooring.

All room sizes are approximate.

### **STAMP DUTY DUE**

Based on a sale price of £148,000 the current stamp duty payable would be:

**£460 \***

\* This value is based on the standard rate. This does not apply to first-time buyers, or second home buyers/buy to let buyers.

### **FURTHER INFORMATION**

EPC Rating – C

Council Tax Band – B

Tenure – Leasehold

Utilities – Mains Water, Mains Electricity, Mains Sewage, Telephone Line













