



TOTAL APPROX. FLOOR AREA 615 SQ.FT. (57.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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45 Coopers Gate
Banbury
Oxon
OX16 2EQ
£169,950 Leasehold

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 north to the main traffic lights at the crossroads and continue over onto the Southam Road. Take the first right turn into Coopers Gate.

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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DESCRIPTION:

Accommodation:

Access via communal entrance hall. Access with telephone intercom system.

Entrance to the apartment via wooden door to entrance hallway. Doors to all accommodation. Airing cupboard with hot water tank. Wall mounted storage heater. Telephone intercom system. Double doors into;

Large L-shaped living/dining area: Two wall mounted storage heaters. Large arched window looking over central square of Coopers Gate.

Kitchen: Range of base and eye level units. Roll top work surface. Space for fridge/freezer. Built-in oven with four ring electric hob and extractor hood above. Built-in sink unit. Space for washing machine. Tile splashbacks. Double glazed window to rear aspect.

Bedroom one: Double glazed wooden window to rear aspect. Built-in wardrobes with sliding mirrored doors. Wall mounted electric heater.

En-suite bathroom: Three piece white suite comprising of low level WC, wash hand basin, separate shower cubicle with electric shower. Vinolay flooring. Extractor fan. Wall mounted Dimplex fan heater.

Bedroom two: Double glazed window to rear aspect. Wall mounted electric heater. Built-in wardrobe with sliding mirrored doors.

Bathroom: Three piece white suite comprising of low level WC, wash hand basin and panelled bath with shower attachment. Extractor fan. Tiled splashbacks. Wall mounted Dimplex fan heater.

Agents Note:

The property has been recently re-decorated throughout, re-carpeted and new vinolay floorings in both bathrooms.

Lease: 999 Years from 1st January 1990.

Service charge: £1450.00 per annum.

Ground rent: £50.00 per annum.

Outside:

Allocated parking.



Spacious top floor two bedroom apartment.

Entrance hallway | Living/dining area | Kitchen | Two bedrooms, en-suite to master bedroom |

Bathroom | Allocated parking | Electric heating | Close to town centre | Visitor parking

Located in the much sought after Coopers Gate development is this top floor two bedroom apartment overlooking communal gardens. The property is within close proximity to the town centre and within easy reach of the railway station. The property benefits from a large living/dining area, en-suite to master bedroom and allocated parking.