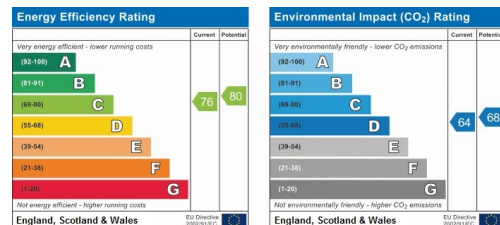


TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 SQ.M.)

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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VIEWING: THROUGH APPOINTMENT WITH THE AGENTS, STANBRA POWELL

SERVICES: All

CURRENT COUNCIL TAX BANDING: A **LOCAL AUTHORITY:** Cherwell District Council

DIRECTIONS:

From Banbury Cross proceed east through the High Street and into George Street. At the first set of traffic lights take the left turn and at the next set of traffic lights turn right into Bridge Street. Continue over the bridge to the next set of traffic lights taking the left turn into Waterloo Drive. Continue through the Middleton Meadows development and into Broome Way.

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

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71 Broome Way
Banbury
Oxon
OX16 3WQ
£150,000 Leasehold



Stanbra
Powell

Estate Agents
Valuers
Property Lettings



Well presented first floor apartment on the East side of Banbury within easy access of town centre, railway station and Junction 11 M40.

Entrance hall | L-shaped Living/Diner | Brand new Kitchen | Two bedrooms | Bathroom | Allocated parking | Communal bin stores | Communal gardens

Offered with no onward chain and providing good size accommodation throughout, a first floor two bedroom apartment benefiting from newly installed kitchen and recently having been re-decorated. The property benefits from allocated parking and is within easy access of many amenities.

DESCRIPTION:

Accommodation:

Front door leads to;

Entrance hall: Entry phone. Airing cupboard housing hot tank and immersion heater.

L-shaped Living/Diner: Windows overlooking communal gardens. Casement doors with Juliette balcony. Two electric heaters. Archway through to;

Brand new Kitchen: Stainless steel inset sink unit and drainer. Comprehensive range of white fronted wall and base units with complementary tiling to splashback areas. Work surface, free space and plumbing for washing machine. Space for fridge freezer. Integrated electric hob, oven and extractor. Vinolay floor. Wall mounted electric heater.

Bedroom one: Double fitted wardrobes. Dressing table. Windows overlooking gardens. Economy 7 night storage heater.

Bedroom two: Wall mounted electric heater. Window overlooking gardens.

Bathroom: Comprising of a panelled bath with Triton shower unit over. Pedestal hand basin. Low level WC. Tiling to splashback areas. Shaver socket and light. Vinolay flooring.

Outside:

Communal gardens.

Allocated parking bay.

Agents Note:

Service Charge: £948.00 Per annum.

No ground rent.

Lease: 999 Years from June 1989.

