



Flat 5 Northumberland Court, 2 Duke Street, Banbury OX16 4NJ
£140,000 Leasehold

**Stanbra
Powell**

Estate Agents
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Property Lettings





Spacious two bedroom first floor apartment.

Entrance hallway | Living/dining room with balcony | Kitchen |
| Two bedrooms | Bathroom | Extended lease |
Communal parking | No ground rent | Double glazing |
Gas central heating

Located within easy walking distance of the town centre and railway station, is this two bedroom first-floor apartment which benefits from a good-sized L-shaped living/dining room with balcony overlooking a green area, modern kitchen, two bedrooms, bathroom, double glazing throughout and gas central heating. The apartment benefits from an extended lease of 152 years. This property is offered for sale with no onward chain.

Accommodation

Access via front door into the apartment.

Entrance hallway: Wall-mounted radiator. Doors to all accommodation. Storage cupboard housing metal fuse box with additional shelving and further storage cupboard ideal for coats and shoes.

Living/dining room: L-shaped living/dining room with UPVC double glazed window to the side aspect, as well as double-glazed windows and a single door opening up onto the balcony area. The balcony area overlooks trees and has an excellent degree of privacy. Radiator.

Kitchen: Range of modern base and eye-level units with laminate worktop, tiling to splashback areas. Built-in stainless steel sink unit. Newly fitted oven and hob. Space for washing machine. Extractor hood. Recently laid laminate flooring. UPVC double-glazed window to the rear aspect overlooking tree line. Wall-mounted Worcester boiler (combination boiler fitted approximately three years ago). Wall-mounted radiator.

Bathroom: Three-piece white suite comprising low-level WC, wash hand basin, panel bath with electric shower over. Wall-mounted heater towel rail. Tiling to splashback areas.

Bedroom one: Spacious double bedroom with UPVC double-glazed window to the front aspect. Wall-mounted radiator.

Bedroom two: Single bedroom with UPVC double-glazed window to the front aspect. Wall-mounted radiator.

Outside

Communal garden and communal parking.

Agents Note

Lease: 189 years from June 1989. 152 years remaining.
Monthly service charge: £152.63.
No ground rent.

Council Tax Banding: A
Authority: Cherwell District Council

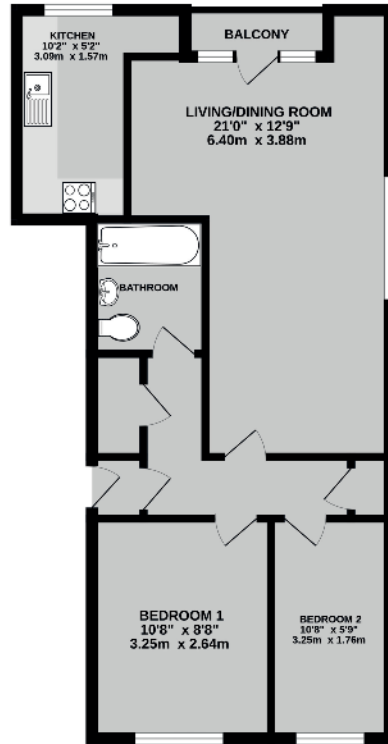
Directions: From Banbury Cross proceed east through the High Street and continue into George Street. At the second set of traffic lights take the left turn into Lower Cherwell Street and at the next set of traffic lights take the right turn into Bridge Street. Continue along this road and straight over the mini roundabout to Middleton Road. Take the second turn into Duke Street and Northumberland Court is on the right hand side.







531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA - 531 sq.ft. (49.3 sq.m.) approx.
We do every effort to ensure the accuracy of the floorplan, but measurements of rooms, windows, doors and any other details 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, appliances and fixtures shown here are not intended 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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