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Publication name: FIRCROFT 18, HIGHTOWN ROAD, Page: 1



Flat 18, Fircroft, 41 Hightown Road, Banbury, Oxon OX16 9XT
£99,950 Leasehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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First floor retirement apartment pleasantly overlooking communal gardens, offered with no onward chain.

Spacious entrance hall | Living/Diner | Kitchen | Double bedroom | Shower room | Electric heating | Double glazing| Over 55's

Located on the south side of Banbury within close proximity of many amenities including shops, bus routes and hospital, is a one bedroom, first floor apartment providing well balanced accommodation throughout.

Accommodation

Front door leads to:

Spacious entrance hallway: Electric storage heater, airing cupboard housing hot tank immersion heater plus further storage.

Living/diner: Electric storage heater. Windows overlooking communal gardens.

Kitchen: Sink unit and drainer. A range of wall and base units, tiling to splashback areas. Free space for plumbing washing machine. Space for fridge freezer. Window overlooking garden. Electric storage heater.

Bedroom: Double bedroom with views over garden. Fitted wardrobe. Electric storage heater.

Shower room: Fully tiled. Double width shower cubicle with electric shower, hand basin, low level WC. Further tiling to splashback areas. Extractor. Wall mounted electric heater.

Outside

Communal gardens. Communal parking.

Agents Note

The Freehold of the building is understood to be vested in a Residents Management Company, with each flat owner being a nominal share holder.
The management company is Covenant Management.

Lease extended to 980 years. Share of Freehold
Service charge: £2,135 per annum
Ground rent: £1 per annum 999 years from 2006.

Banbury

The town of Banbury is conveniently located only 2 miles from Junction 11 of the M40 meaning larger cities are within easy reach. There are regular trains to London Marylebone, Oxford and Birmingham New Street. Very attractive countryside and places of historical interest are also easily accessible.



Services: All Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south on the Oxford Road and at the Horton General Hospital take the left turn into Hightown Road. Continue along this road and after approximately 300 yards you will see Fircroft on the right.

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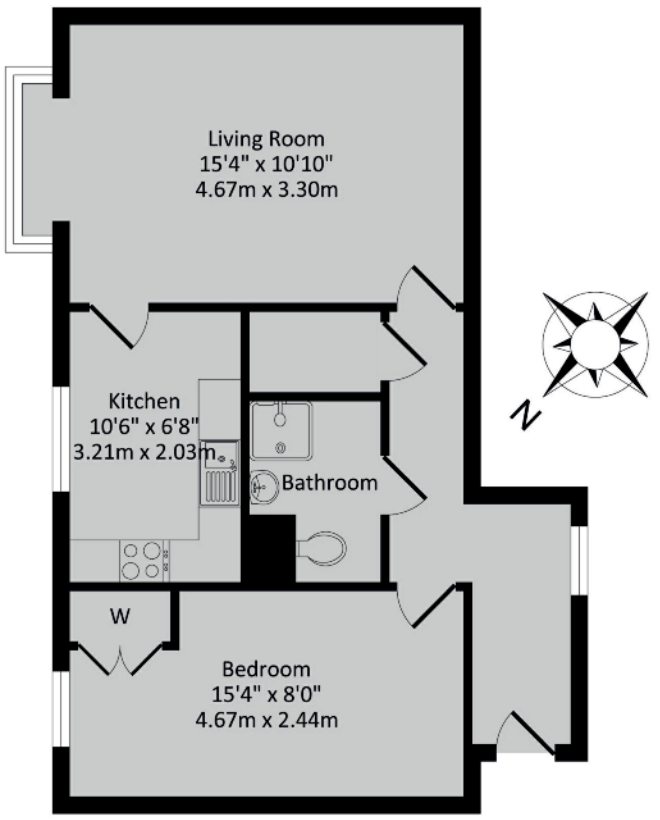






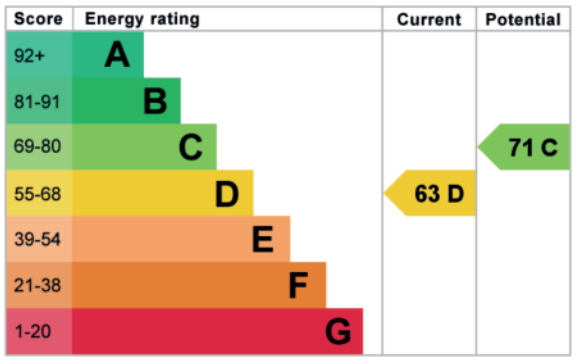


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TOTAL APPROX. FLOOR AREA 510 sq.ft. (47.40 sq.m.) approx.

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.



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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