



23 Britannia Heights, Britannia Road, Banbury, Oxon OX16 5DD
£120,000 LEASEHOLD

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A top floor apartment located within walking distance of the town centre and the railway station.

**Entrance Hall | Living | Kitchen | Bathroom |
Bedroom | Double glazing | Electric heating |
Allocated parking**

Offered with no onward chain, a one bedroom apartment within this popular block of apartments, benefiting from allocated parking.

Accommodation:

Entrance Hall: Entry phone system. Electric heater.

Living Room: Feature box bay window. Electric heater.

Kitchen: Range of wall and base units. Inset sink unit and drainer. Space and plumbing for washing machine. Space for cooker and fridge freezer. Airing cupboard housing hot tank and immersion heater.

Bedroom: Double bedroom.

Bathroom: Coloured suite comprising of panelled bath with electric shower over. Pedestal hand basin. Low level WC. Tiling to splash back areas. Wall mounted dimplex electric heater.

Outside:

Allocated parking bay.

Communal bin store.

Agents Note

Ground rent: £35.00 per annum.
Annual service charge: £875.00 (reduced to £825.00 if paid on time).

Upon completion there will be a new lease of 150 years produced

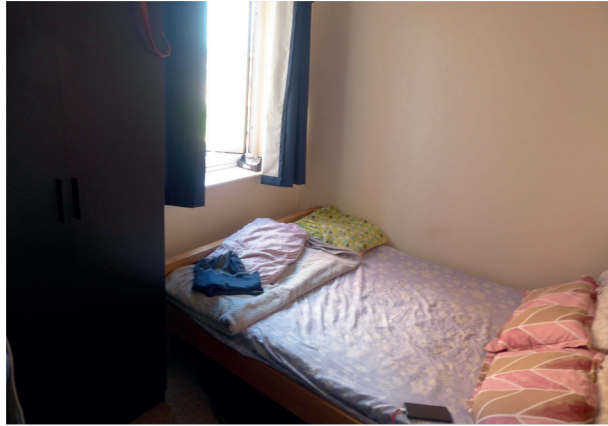
Services: All with exception of mains gas

Council Tax Banding: A

Authority: Cherwell District Council

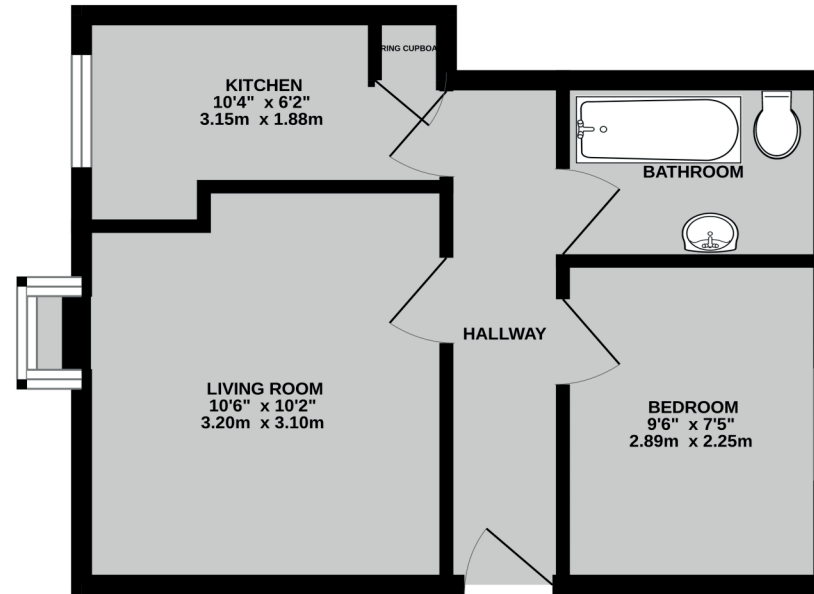
Directions: From Banbury Cross proceed south on the Oxford Road and at the Catholic Church turn left into St John's Road. Continue into Prospect Road and at the end of this road turn left into Britannia Road and Britannia Heights will be found on the left hand side.







SECOND FLOOR
 332 sq.ft. (30.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA : 332 sq.ft. (30.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix ©2024

Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

5/6a Horsefair, Banbury,
 Oxon OX16 0AA

t: 01295 221100
 e: post@stanbra-

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

