



11 Broome Way, Banbury, Oxon OX16 3WQ
£125,000 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A ground floor apartment located within close proximity of many amenities including railway station and town centre.

Entrance hall | Bathroom | Double bedroom with fitted wardrobes | Living/dining room | Kitchen | Electric heating | UPVC double glazing | Access to communal gardens | Allocated parking

Located on the east side of Banbury a one bedroom ground floor apartment overlooking communal gardens providing well-proportioned accommodation throughout, offered with no onward chain. The property has recently been re-decorated, and benefits from allocated parking.

Accommodation

Front door.

Entrance hall: Entry phone system.

Living/dining room: Windows overlooking garden. Double glazed doors giving access to communal gardens. Useful store cupboard. Electric heater. Walkway through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Range of wall and base units. Space for cooker. Free space and plumbing for washing machine. Space for fridge/freezer.

Bedroom: Double bedroom with fitted wardrobes. Window overlooking communal gardens.

Bathroom: White suite comprising of panelled bath with electric shower over, pedestal handbasin and low level WC. Tiling to splashback areas.

Agents Note

UPVC windows.

Electric heating throughout.

Communal garden.

Allocated parking bay.

Lease: 999 years from 1989.
Service charge: £1101.45.



Council Tax Banding: A
Authority: Cherwell District Council

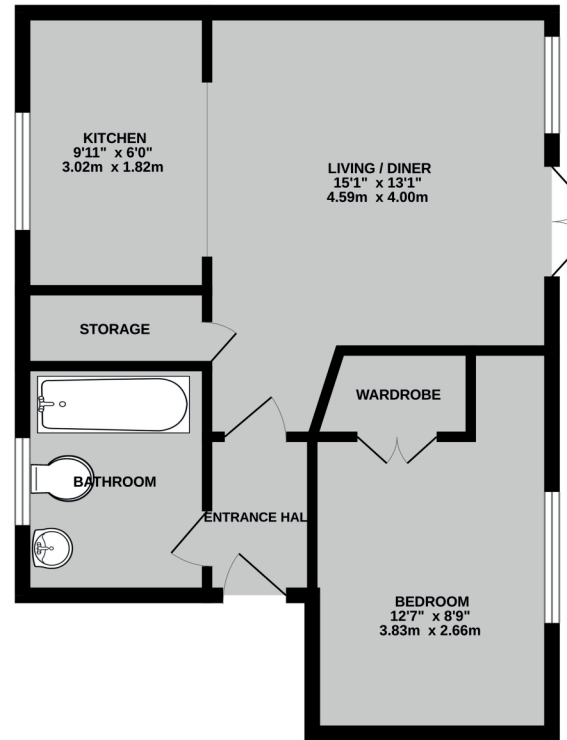
Directions: From Banbury Cross proceed east through the High Street and into George Street. At the first set of traffic lights take the left turn and at the next set of traffic lights turn right into Bridge Street. Continue over the bridge to the next set of traffic lights taking the left turn into Waterloo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







GROUND FLOOR
 495 sq.ft. (46.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 495 sq.ft. (46.0 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.
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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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Viewing: Through appointment with Stanbra Powell

