



MAXWELLS





25 Peoples Place, Warwick Road, Banbury, Oxfordshire. OX16 0FJ  
Guide Price £178,000 - Leasehold



## PROPERTY DESCRIPTION

Superbly located for access into the town centre and Banbury Mainline Train Station is this recently refurbished, two double bedroom second floor apartment with upgraded, low energy heating and gated allocated parking.

25 is located on the second floor with both stairs and a lift providing access to all floors within the block. The entrance hallway has been recently re-carpeted and there are doors leading to all accommodation plus two large storage cupboards. The open plan sitting/dining/kitchen is a lovely light room with four double glazed windows providing plenty of natural light. The kitchen area is fitted with a good range of cupboards and appliances plus worktops. The apartment has recently low energy consumption, Ecostrad iQ Ceramic Wifi-controlled electric radiators fitted throughout.

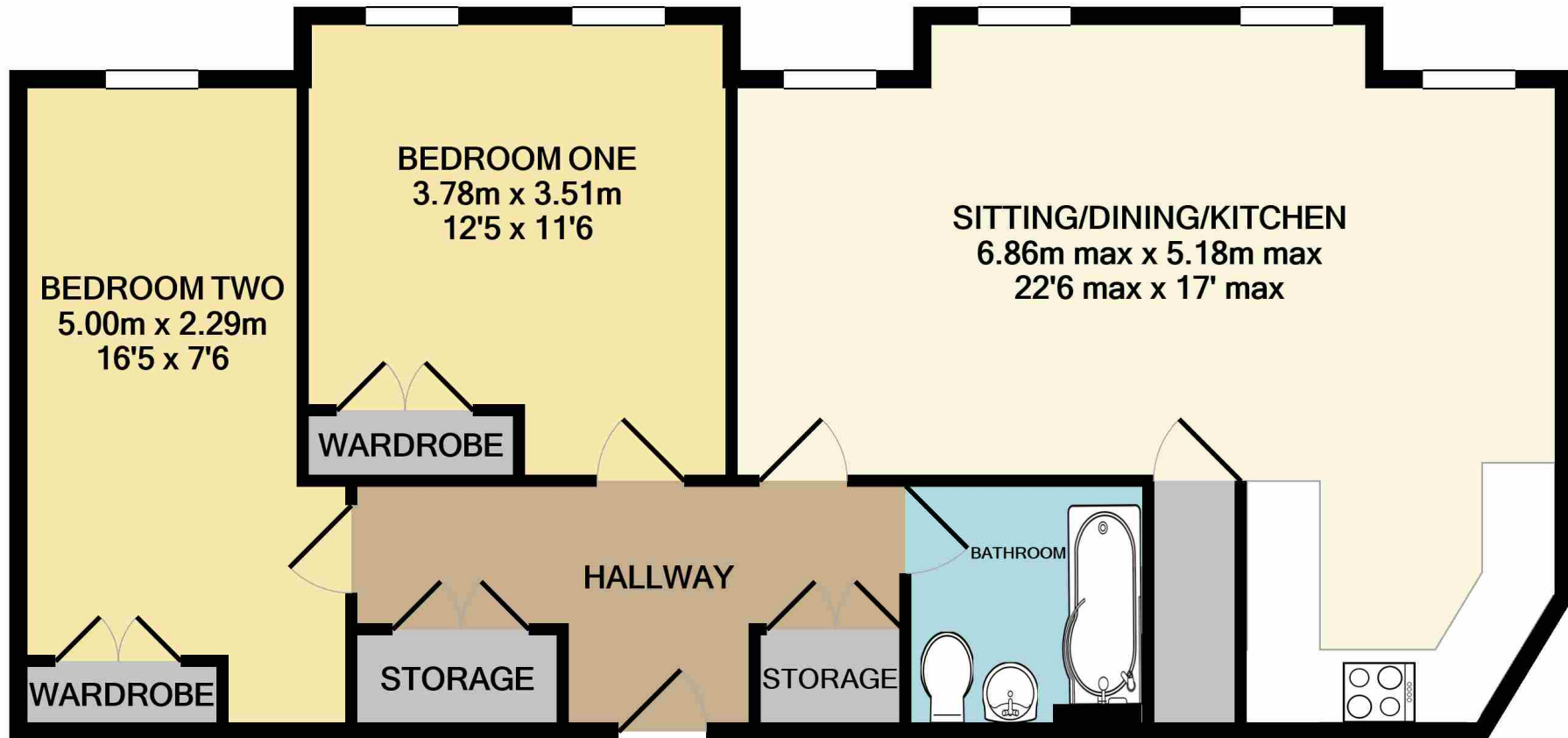
Both of the bedrooms are double rooms with fitted double wardrobes and double glazed windows while the bathroom is fitted with a white three piece suite.

There is gated vehicle access into Peoples Place with two further pedestrian access points. The allocated parking for number 25 is at the rear and marked accordingly.

Leasehold information: we have been advised that the apartment was built with a 125 year lease that started in 2005 leaving approximately 101 years remaining on the lease. The ground rent is £50 per annum and the service charge is £1870.96 (including the buildings insurance) paid to Brown & Co

## POINTS OF INTEREST

- Town Centre Location
- Second Floor Apartment
- Two Double Bedrooms with Fitted Wardrobes
- Large Open Plan Sitting/Dining/Kitchen
- Recently Fitted Low Energy Heating
- Double Glazed Windows
- Gated Allocated Parking
- Easy Access To Mainline Train Station



TOTAL APPROX. FLOOR AREA 71.4 SQ.M. (769 SQ.FT.)

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.  
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