



25 Cherwell Court, Britannia Road  
Banbury





# Flat 25 Cherwell Court

Britannia Road, Banbury, Oxon, OX16 5DE

£160,000

A spacious and well presented second floor apartment within this modern gated development located close to the town centre and train station. This property comes on the market with no onward chain.

## The Property

Cherwell Court is a modern gated development which is conveniently located within the town centre and close to the train station. The development is well maintained and has a pleasant garden area to the rear. Number 25 is a spacious apartment with an open plan living room/kitchen, a double bedroom and a modern bathroom and is available for sale with no onward chain to aid a smooth completion. The property could make an ideal first-time buyer or investment purchase. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

With doors to all accommodation and airing cupboard.

## Double Bedroom

A large double bedroom with a Juliet balcony and window to the front aspect.

## Sitting Room/Kitchen

A spacious open plan reception room with ample space for furniture and windows to the rear aspect. Within the kitchen there is a range of eye level cabinets with base units and drawers with work surfaces over, one and a half bowl sink and draining board and tiled splash backs. There is an integrated oven with a four ring gas hob above and extractor hood over, an integrated fridge/freezer, dishwasher and washing machine.

## Bathroom

Fitted with a modern white suite comprising a panelled bath with a mixer shower over, wash hand basin, W.C, tiled splash backs and a window to the front aspect.

## Leasehold Information

A Leasehold property.  
Remainder of a 999-year Lease which began on 01/01/2005  
Annual service charge: £2,046.91  
Annual ground rent: £500.00

## Directions

From Banbury Cross proceed via the High Street and continue into George Street. Turn Right at the crossing into Newland Road then continue to the next crossroads and turn left into Gatteridge Street, after around 100 yards take the first right hand turn into Britannia Road, Cherwell Court will be found on the right after a short distance.

## Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and mixed boarding schools. Local leisure retreats include Soho Farm House (11 miles), Tadmarton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

## Services

All mains services connected.

## Local Authority

Cherwell District Council. Tax band A

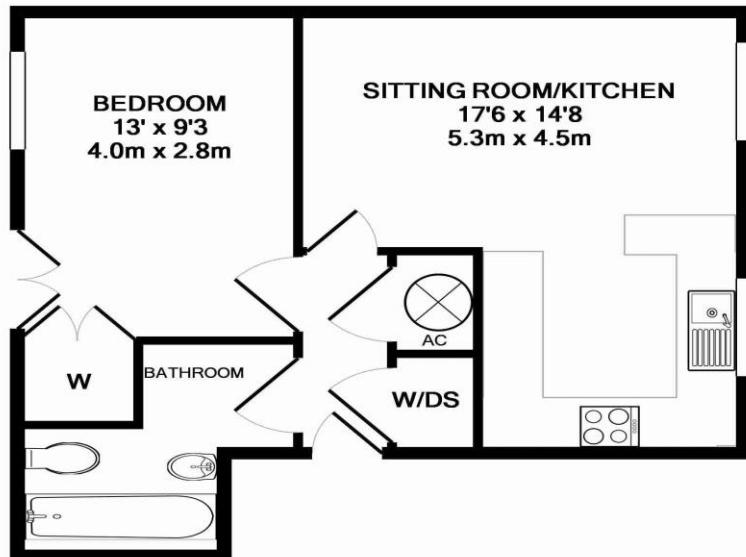
## Viewing Arrangements

By prior arrangement with Round & Jackson.

## Tenure

A Leasehold property

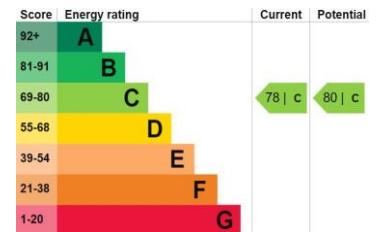




TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.3 SQ.M.)

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

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The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)  
[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)



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