



Bull Ring
Deddington

THE BULLRING



ROUND & JACKSON
ESTATE AGENTS



3 Trek House, Bull Ring

Deddington, Banbury, OX15 0TT

£255,000

A superb two bedroom apartment located in the centre of Deddington.

The Property

Trek House is a period building which is situated in a prime location in the heart of Deddington. The property has recently been converted into three high quality apartments that are now available to purchase. Each apartment has been expertly designed and finished to a high standard and there are lovely outlooks over Deddington market place. Flat Three is located on the top floor, we have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Communal Hallway

Main entrance door the front, door to basement where there is a storage facility for each apartment.

Hallway

The entrance to flat 3 is on the first floor and gives access to a private staircase and the central hall with a vaulted ceiling, exposed roof trusses, wood effect flooring and doors to all accommodation.

Sitting Room/Kitchen

A spacious open plan room with a vaulted ceiling, exposed roof trusses wood effect flooring and windows to the front and side. The kitchen is kitted with high quality, modern cabinets and drawers with marble work surfaces over. Inset one and a half bowl sink and drainer, induction hob with extractor over, single oven, a fridge-freezer. Space for a washing machine, fitted table.

Bedroom One

A double room with a vaulted ceiling, exposed trusses, a window to the rear and wood effect flooring.

Bedroom Two

A double room with a vaulted ceiling, exposed trusses and a window overlooking the market place.

Bathroom

Beautifully fitted with modern suite comprising a panelled bath with a shower over, a WC and wash hand basin with vanity unit. Attractive tiling and heated towel rail.

Directions

From Banbury proceed southwards via the Oxford Road and continue for approximately six and a half miles until Deddington is reached. Turn left at the traffic lights then take your second left in to Bull Ring where the property will be seen on your left.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band TBC.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

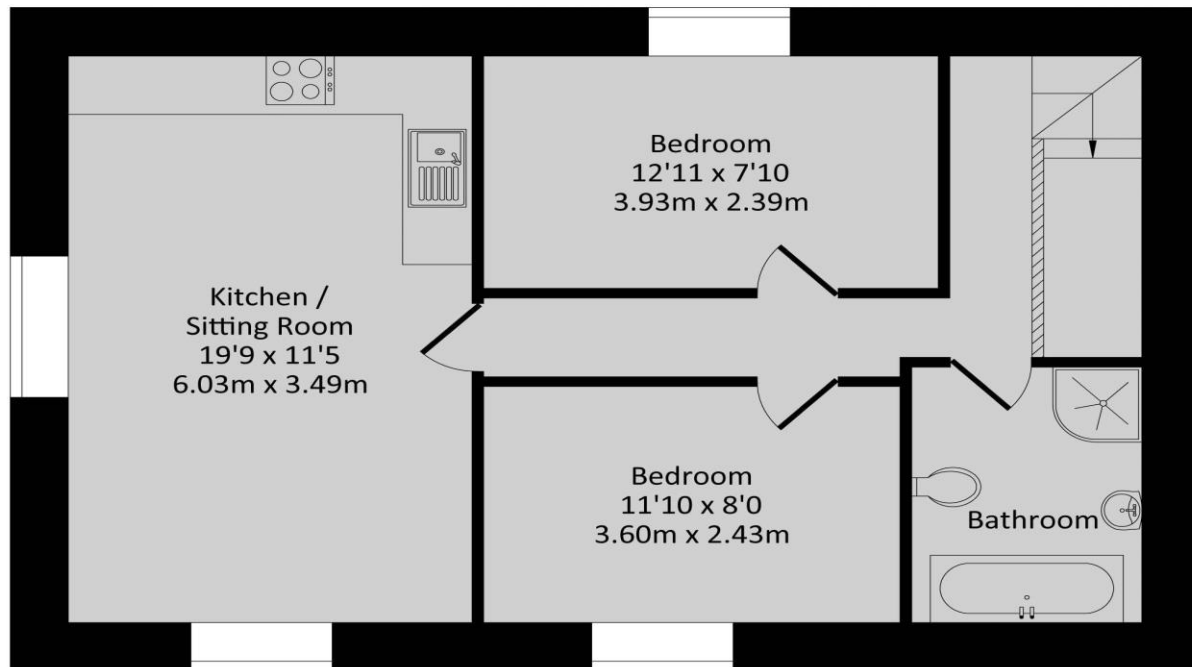
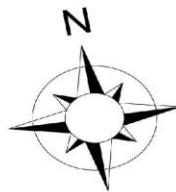
A leasehold property. The property will be held on a 999 year lease. The service charge is currently £1300 per annum. Ground rent £100 per annum.

Situation

Deddington is a highly regarded, well served and popular village located approximately 6 miles south of Banbury. There are many amenities within the village including an excellent general store with Post Office, a variety of other shops, a library, a hotel, a variety of restaurants and public houses, a recreation ground, the Church of St Peter and St Paul and the Wesleyan Chapel. Also within the village there is a primary school and Deddington falls within the Warriner, Bloxham catchment for secondary education. Further comprehensive facilities can be found in both Oxford and Banbury whilst access to the M40 motorway can be gained at Junctions 10 or 11. Mainline stations are also available from both Banbury and Bicester.



Second Floor
 Approx. Floor Area 612 Sq.Ft.
 (56.90 Sq.M.)



Total Approx. Floor Area 612 Sq.Ft. 56.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	51 E
21-38	F		
1-20	G		

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