

# Garden Flat, 123 Middleton Road Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# The Garden Flat, 123 Middleton Road

Banbury, Oxon, OX16 3QS

£225,000

A beautifully presented and spacious apartment with a great wealth of character and courtyard garden located on the eastern outskirts of town close to the train station and town centre.

## The Property

The Garden Flat, 123 Middleton Road, Banbury is a very well presented and spacious apartment well placed for the train station, town centre and has easy access for the M40. The property is offered for sale in good order with many character features including a bay window to the front reception room, high ceilings, stained glass door and a feature fireplace. There is an entrance hallway, which leads to Bedroom two and the sitting room that gives access to the kitchen, study/playroom space, family bathroom and master bedroom. Externally there a pleasant and private courtyard garden which leads to the car park with one allocated space.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

Doors to bedroom two and the sitting room.

## Bedroom Two

A single bedroom with a window to the side aspect.

## Sitting Room

A spacious reception room with a bay window to the front, a beautiful centre feature fireplace and ceiling cornices.

## Kitchen/Breakfast Room

The kitchen has been modernised in recent years to a high standard. It is fitted with a range of grey fronted eye level cabinets with base units and drawers with worksurfaces over, inset sink and draining board and attractive tiled splashbacks. There is an integrated washing machine, dishwasher, fridge/freezer, single oven with induction hob above and extractor hood over. There is a useful kitchen island/breakfast bar along with double doors leading to the garden and a beautiful stained glass door leading to;

## Play Room/Study

A useful additional reception area which could be using as a play/family room or study. Double doors to the side aspect leading to the garden.

## Family Bathroom

Fitted with a white suite comprising W.C., vanity unit and panelled bath with a mixer shower over. There is a window to the side aspect with tiled flooring and splashbacks.

## Master Bedroom

A large double bedroom with dual aspect windows to the rear and side and a fitted double wardrobe.

### Outside

The garden is a particular feature to the property with both paved and gravelled seating areas with a walled perimeter and a surprisingly private aspect. Gated access to the communal parking to the rear where there is an allocated parking space.

### Directions

From Banbury town centre proceed in an easterly direction via Bridge street and continue into the Middleton road. Continue over the mini roundabout where the property will be found on the left hand side after approximately 200 yards. Parking is available at the rear. To find this, turn left at the mini roundabout into West Street, take your first right into South street and turn right past Setler House where the car park will be seen right in front of you.

### Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (51 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds the Town and many places of historical interest are within easy reach.

### Services

All mains and services connected. The gas fired boiler is located in the kitchen.

### Local Authority

Cherwell District Council. Tax band A.

### Viewings

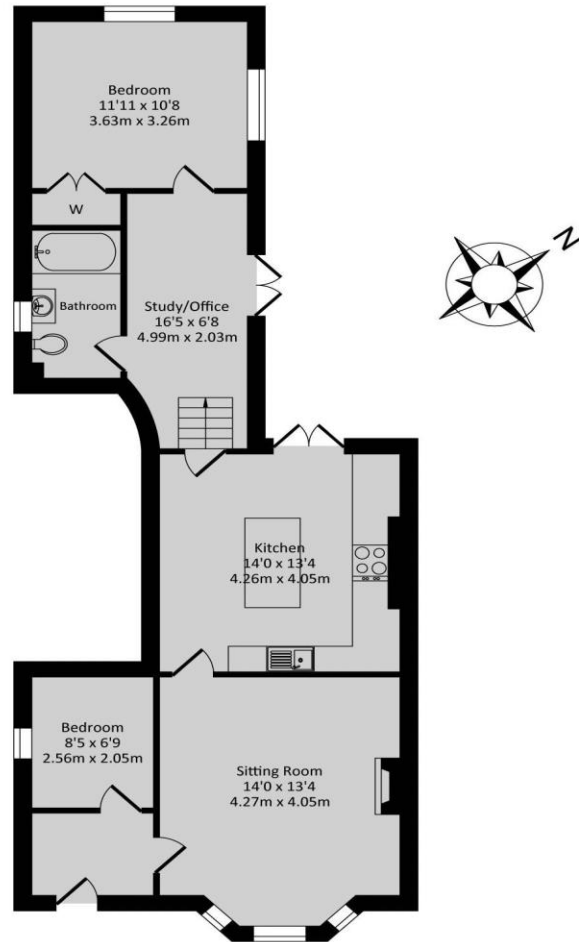
Strictly by prior arrangement with Round & Jackson.

### Leasehold Information

The property is held on a 999 years which commenced on 1 November 1994.

We understand that there is no fixed payment for the Service Charge. The previous two payments have been £104.65 every six months. Statements can be provided upon request.





**Total Approx. Floor Area 787 Sq.Ft. (73.10 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	57 D	64 D
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
 T: 01295 279953 E: office@roundandjackson.co.uk  
 www.roundandjackson.co.uk



**ROUND & JACKSON**  
 ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.