



Britannia Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 24 Britannia Wharf, Britannia Road

Banbury, Oxon, OX16 5DS

£179,950

A recently renovated two bedroom apartment located on the top floor of this modern block of apartments within the town centre.

## The Property

24 Britannia Wharf is a spacious modern apartment which is located on the top floor of this modern development within the town centre. The property has recently been updated to a high standard with improvements including a re-fitted kitchen and bathroom, new flooring throughout, complete redecoration and new electric radiators. The sitting room is particularly spacious and has room for both dining and lounge furniture, there is also space for a small table in the kitchen. Both of the bedrooms are doubles and the bathroom is fitted with a smart modern suite. The development is well maintained and within recent years new double glazing has installed. Externally there is a communal car park with parking available on a first come, first served basis. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Communal Hallway

Main entrance of the far side of the car park. Stairs to all floors, apartment 24 is located on the third floor.

## Hallway

A central hall with a hatch to the loft space, security entry system with phone and doors to all accommodation.

## Sitting Room

A very spacious reception room with ample space for lounge and dining furniture. Window and Velux window to the front.

## Kitchen/Breakfast Room

Recently fitted to a high standard with modern eye level cabinets and base units and drawers with work surfaces over. Inset sink and cooking hob, extractor fan, single oven and space for a washing machine, fridge-freezer and for a small table and chairs. The appliances have a three year warranty.

## Bathroom

Recently fitted with a modern white suite comprising a panelled bath with a shower over, a wash hand basin and WC, Modern tiling, heated towel rail and illuminated mirror. Velux roof window.

## Bedroom One

A double room with a built in wardrobe and a window to the front.

## Bedroom Two

A double room with a window to the rear,

## Parking

Allocated parking space within the parking area.



### Directions

From Banbury Cross proceed along the High Street and into George Street, take the second right into Britannia Road (opposite The Range), Britannia Wharf is located on the left hand side on the corner with Gatteridge Street.

### 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

Mains electricity, water and drainage connected.

### Local Authority

Cherwell District Council. Tax band A.

### Tenure

A leasehold property.

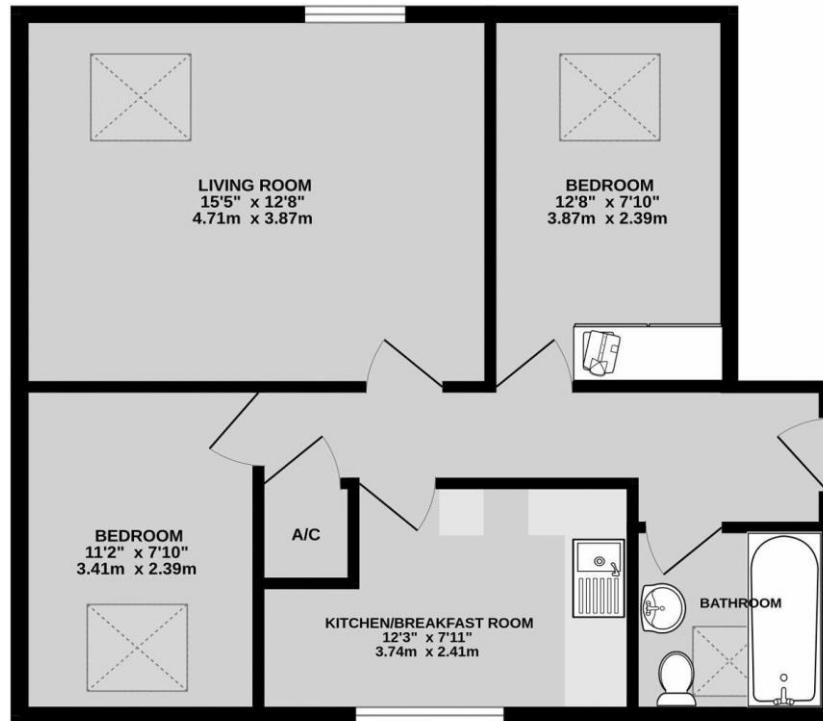
89 years remaining on the lease.

Management Charge: £150.00 per annum.

Service Charge: £950.00 per annum.



592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 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.  
 Made with Metropix 6/2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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