



15 Pope Walk  
Banbury



ROUND & JACKSON  
ESTATE AGENTS





# 15 Pope Walk

## Banbury, OX16 1GD

£169,000

A superb opportunity to own a 65% share of this large and very well presented two-bedroom home which was built in 2018 by Davidson Homes.

### The Property

15 Pope Walk, Banbury is a good sized, modern two-bedroom home with a landscaped rear garden and parking for two vehicles. The property was built in 2018 by Davidson Homes and the current owner owns a 65% share of the property. The new owner will have to make an application through the management company, Platform Homes, and fit certain criteria to see if they are eligible to own the property. There is a reasonable rental charge for the other 35% and also a monthly ground rent charge. The new owner can staircase to 100% ownership, should they wish to, where the property would then become freehold with no further rental or ground rent charges payable. Details of the rental and ground rent figures will be found in Agents notes. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, cloakroom with WC, sitting room and a kitchen diner. On the first floor there is a landing, two large double bedrooms and a bathroom. Outside there is a good-sized landscaped garden and two allocated parking spaces. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

### Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading into the sitting room, kitchen diner and cloakroom. Tile effect flooring throughout.

### Cloakroom WC

Fitted with a white suite comprising a toilet and hand basin with a vanity storage cabinet beneath. Tiled splash backs and tile effect flooring throughout.

### Sitting Room

A good-sized sitting room with a window to the front aspect and two further windows to the side aspect. Plenty of space for furniture and there is a large, built-in storage cupboard.

### Kitchen Diner

A lovely open-plan room with ample space for a dining table and chairs. The dining area has a window to the front aspect and French doors leading into the garden. The kitchen is fitted with a range of good quality cabinets with worktops over and there is an integrated electric oven, a four-ring gas hob and an extractor hood. There is space and plumbing for a washing machine and space for a fridge-freezer and tile effect flooring is fitted throughout. There is an inset sink and drainer and a further window overlooking the garden. The gas fired boiler is located here also.

### First Floor Landing

Doors leading to all the first-floor rooms. Large, built-in storage cupboard with shelving and there is a loft hatch providing access to the roof space.

### Bedroom One

A very large double bedroom with dual aspect windows to the front and side aspects. Plenty of space for wardrobes and other furniture.

### Bedroom Two

A large double bedroom with dual aspect windows to the front and side aspects. Plenty of space for wardrobes and other furniture.





### Family Bathroom

Fitted with a white suite comprising a panelled bath (with mixer shower over), a toilet and a wash basin with a vanity storage cabinet beneath. There are attractive tiled splash backs, tiled effect flooring and there is a window to the side aspect.

### Outside

To the side of the property there is a good sized, landscaped garden which benefits from having a south westerly aspect. There is quality paving throughout the garden and a large patio area leading onto the lawn. At the foot of the garden there is a large shed base and there is an outside tap fitted and gated access to the front of the property. To the front and side of the property there are well stocked borders with scattered slate. The property has two allocated parking spaces, both marked 15.

### Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled crossroads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Continue straight ahead over two roundabouts and take the next left turn into Pope Walk where number 15 will be found in the left corner.

### 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 complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles northeast. 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. There is a local supermarket a short walk from the property. The local area provides a range of primary and secondary schools; with NOA and Hanwell Fields Academy both only a mile away.

### Services

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

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

By prior arrangement with Round & Jackson

### Tenure

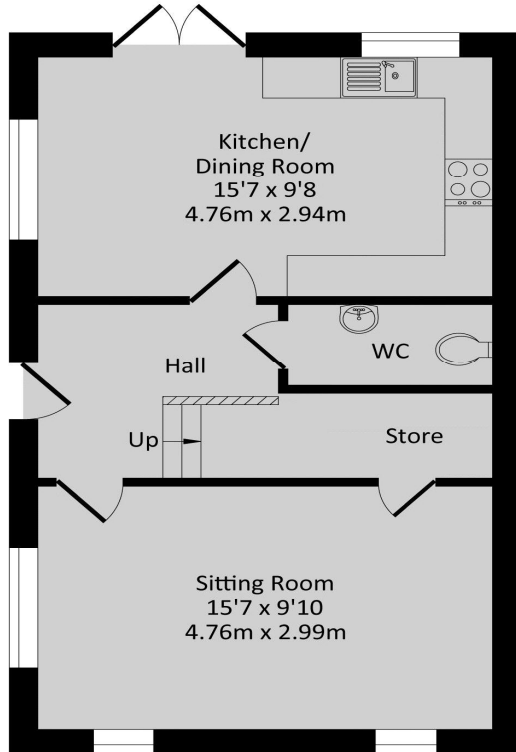
A leasehold property.

### Agents Note

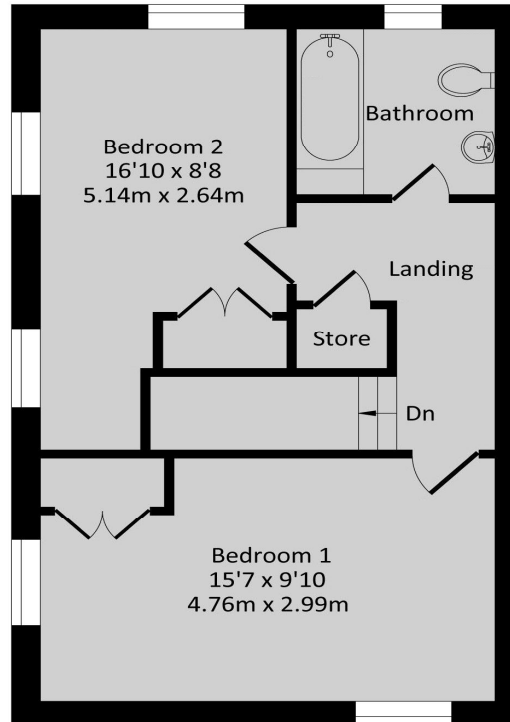
Currently being sold as 65% ownership. The management company is Platform Housing. Current rent charge for the other 35% is £290.51 per month and there is also a £25.00 per month ground rent charge. Buyers will need to apply to Platform Housing and they will check eligibility before a sale can be agreed.



Ground Floor  
Approx. Floor  
Area 424 Sq.Ft.  
(39.4 Sq.M.)



First Floor  
Approx. Floor  
Area 424 Sq.Ft.  
(39.4 Sq.M.)



Total Approx. Floor Area 848 Sq.Ft. (78.80 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		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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