



Apartment 5, Moreland House, 41 Bloxham Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS





# Apartment 5, Moreland House, 41 Bloxham Road

Banbury, Oxon, OX16 9JS

£220,000

A beautifully presented two bedroom apartment located close to the town centre on this highly regarded road forming part of this handsome period house conversion.

## The Property

Moreland House is a beautiful period house which is located in a prime position on one of Banbury's most sought after roads and is just a short walk from the town centre. The property has many interesting original features including a turreted roof, high bricked chimneys, a bay front window, high ceilings, sash windows and attractive doors. The property has been converted into high quality apartments with number five being located on the top floor with pleasant views to the front and rear. The spacious accommodation is very well presented having been recently decorated throughout, with a central hallway leading onto a most pleasant sitting/dining room, the bathroom and two large bedrooms. The kitchen is located just off sitting room and has been re-fitted in 2021 by the current owner. At the front of the property there is a lawned communal garden. Apartment five has two allocated parking spaces which is accessed by a gate on Harriers View.

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

## Communal Hallway

Accessed from the side, a large and impressive hall with stairs to the upper floors.

## Hallway

A central hall with a large storage cupboard, a hatch to the loft space, telephone entry system.

## Sitting/Dining Room

A spacious and light room with a window to the rear aspect with far reaching views, a built in bar feature, a door into the kitchen and a large store cupboard. LVT flooring throughout.

## Kitchen

A superb kitchen which was re-fitted by the current owner in 2021. There is a range of eye level cabinets with base units and drawers with work surfaces over, an inset sink and draining board, integrated slimline dishwasher, washing machine, double Neff electric oven with a four ring gas hob above and extractor hood over. There is space for a free standing fridge/freezer, a Velux window to the side aspect and a continuation of LVT flooring.

## Bedroom One

A large double room with pleasant views from the window, a fitted wardrobe and secondary double glazing.

## Bedroom Two

A good sized double, characterful room with a window to the front.

## Family Bathroom

Fitted with a modern suite comprising a tiled bath with shower over, W.C., wash hand basin and a Velux window. Attractive modern tiling to walls and floor.

### Outside

At the front of the property there is a lawned communal garden which is pleasantly landscaped. There is also a gravelled parking area which is gated. Apartment five has two tandem spaces in the far right corner.

### Tenure

Share of freehold. Each apartment owner is a director of the house management company. The service charge is currently set at £1000 per year, paid quarterly. The property is held on a 99 year lease which commenced in 2020.

### Directions

From Banbury Cross proceed southwards and turn right on to the Bloxham Road. The front entrance of Moreland House is on the Bloxham Road, on the corner of Harriers View. The gated parking and back entrance is on Harriers View.

### 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 and many places of historical interest are within easy reach.

### Services

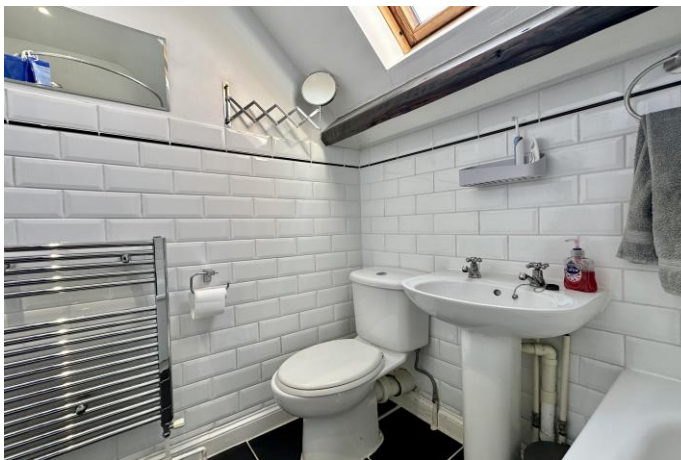
All mains services connected. The boiler is located in the kitchen. The property has Ultra-fast 1GB broadband.

### Local Authority

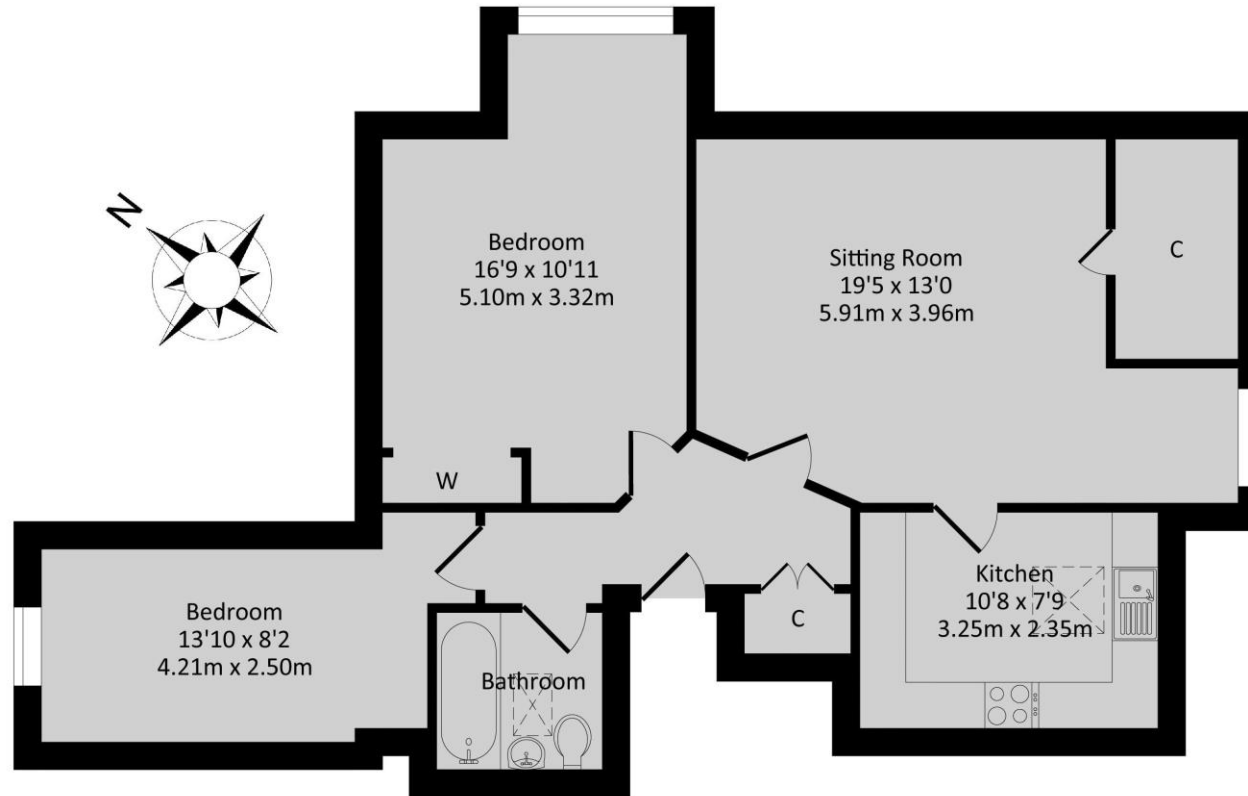
Cherwell District Council. Tax band B.

### Viewing Arrangements.

By prior arrangement with Round & Jackson







Total Approx. Floor Area 695 Sq.Ft. (64.54 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		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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