



10 Upton Court, Crouch Street  
Banbury, Oxon, OX16 9PP



ROUND & JACKSON  
ESTATE AGENTS





**A spacious and well presented two bedroom apartment which is conveniently located within this highly regarded development close to the town centre and a wide range of amenities.**

#### **The property**

Upton Court is a small development of apartments which is conveniently located in a sought after position on the corner of Crouch Street and within walking distance of the town centre. The development has an attractive courtyard garden and there is a communal car parking area to the rear. Apartment 10 is spacious and well presented and would be an ideal purchase for a first time buyer or for those looking for a second property to use as a base. There is a central hallway with a storage cupboard, two double bedrooms, a modern refitted bathroom, a sitting room with a balcony overlooking the courtyard garden and a kitchen/dining room. There are two parking spaces, one is beneath the car port and the other is directly behind. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### **Hallway**

Inner hall with door to entrance hallway. Hatch to loft space and doors to all accommodation.

#### **Sitting Room**

A spacious reception room with a door to the kitchen/dining room and a balcony overlooking the communal garden.

#### **Kitchen/Dining Room**

fitted eye level cabinets and base units and drawers with work surfaces over and an inset sink and draining board. There is a recently fitted oven and hob with an extractor over, space for a washing machine and fridge-freezer and space for a table and chairs.

#### **Bedroom One**

A double room with a window overlooking the courtyard and a built in wardrobe.

#### **Bedroom Two**

A double room with a window to the rear.

#### **Bathroom**

Recently re-fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin and W.C.

#### **Outside**

There is a central courtyard which is pleasantly landscaped and there is gated access to Crouch Street. There is a large communal car park where there are two tandem spaces exclusively for apartment 10. One of the spaces is within the carport on the left hand side, the other is directly behind.



### 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.

### Directions

From Banbury Cross proceed via South Bar Street then turn immediately right into Crouch Street. Continue to the end of the road then turn right into Beargarden Road (Upton Court will be seen on this junction). Take the first right hand turn into Cork Lane where the entrance to Upton Court will be seen on your right.



### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

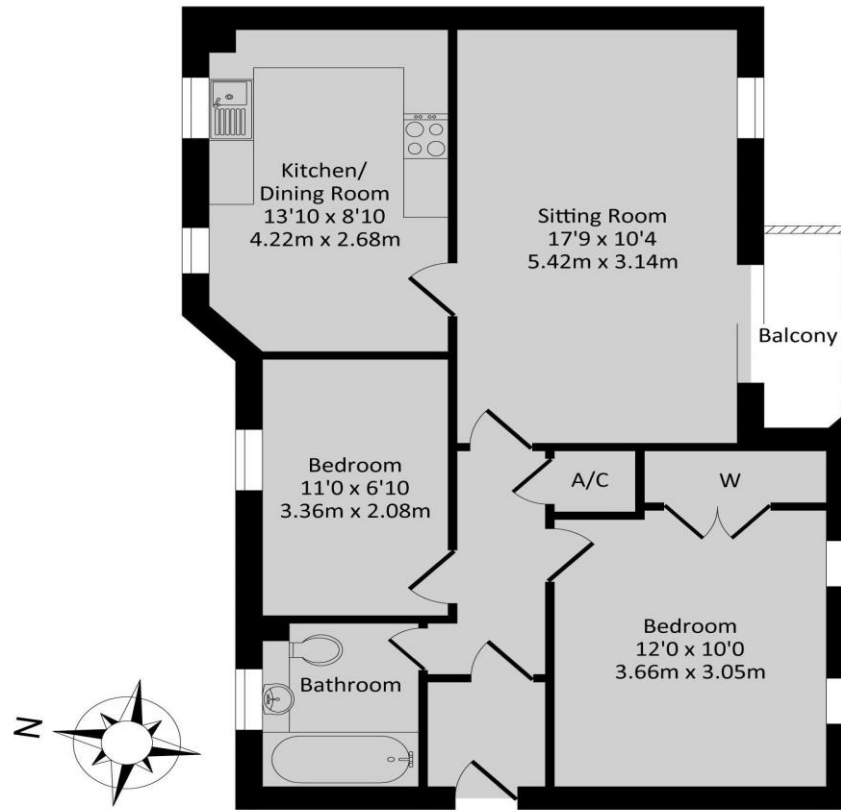
Strictly by prior arrangement with Round & Jackson

### Tenure

Leasehold: A 999 lease will be issued upon completion. Each individual owner of an apartment automatically becomes part of Upton Court Limited. Currently the property is managed by a committee of apartment owners, keeping the current monthly management charge to £60 with no ground rent to be paid.

**Asking Price £195,950**





**Total Approx. Floor Area 640 Sq.Ft. (59.50 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	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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