



Longworth Close
Banbury



ROUND & JACKSON
ESTATE AGENTS

www.roundandjackson.co.uk



28 Longworth Close

Banbury, Oxon, OX16 3WN

£156,500

A spacious two bedroom first floor apartment located close to the train station and town centre. Available for sale with no onward chain.

The Property

28 Longworth Close, Banbury is a spacious and modern, first floor apartment which is conveniently located on the eastern side of town close to the train station and a wide range of amenities. The accommodation briefly comprises of an entrance hallway, a modern family bathroom and kitchen, two bedrooms and a large sitting/dining room. Outside there are lawned garden and a large car parking area where there is one designated space.

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

Communal Hallway

Private entrance which gives access to all floors.

Hallway

A spacious hallway with the airing cupboard which houses the hot water cylinder and access to accommodation.

Sitting/Dining Room

A spacious open plan room with ample space for living and dining furniture, windows and door with Juliet balcony and an open doorway to the kitchen.

Kitchen

Fitted with modern white eye level cabinets with base units and drawers with work surfaces over and attractive tiled splashbacks. There is an inset sink and draining board, space and plumbing for a washing machine and an integrated single oven with a four ring electric hob above and extractor hood over.

Family Bathroom

Fitted with a modern white suite comprising a bath with shower over, wash hand basin and W.C. Window to the side aspect.

Bedroom One

A double bedroom with a built in double wardrobe and a window to the side aspect.

Bedroom Two

A single bedroom with a window to the side aspect.

Outside

There are lawned areas of garden to the front and a large car parking area where there is one allocated space.

Leasehold Information

The property is held on a 999-year lease which commenced on the 25th December 1989.

Service Charge for 2024

Block Service Charge: £497.58 Estate Service Charge: £1353.16

Ground Rent: There is a peppercorn ground rent set up for the property.

Directions

From Banbury Cross proceed along the High Street and continue as it merges into George Street. At the traffic light controlled T junction turn left on to the A4260 and right at the next set of lights on to Bridge Street. Follow the road over the railway bridge as it becomes Middleton Road and take the next left for Waterloo Drive. Continue along this road as it turns into Wellington Avenue and then Broome Way. Turn left into Cockington Green and into Fowler Road the take your first right turn into Longworth Close and follow the road around to your right where the apartment block will be seen on your right.

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 with the exception of gas.

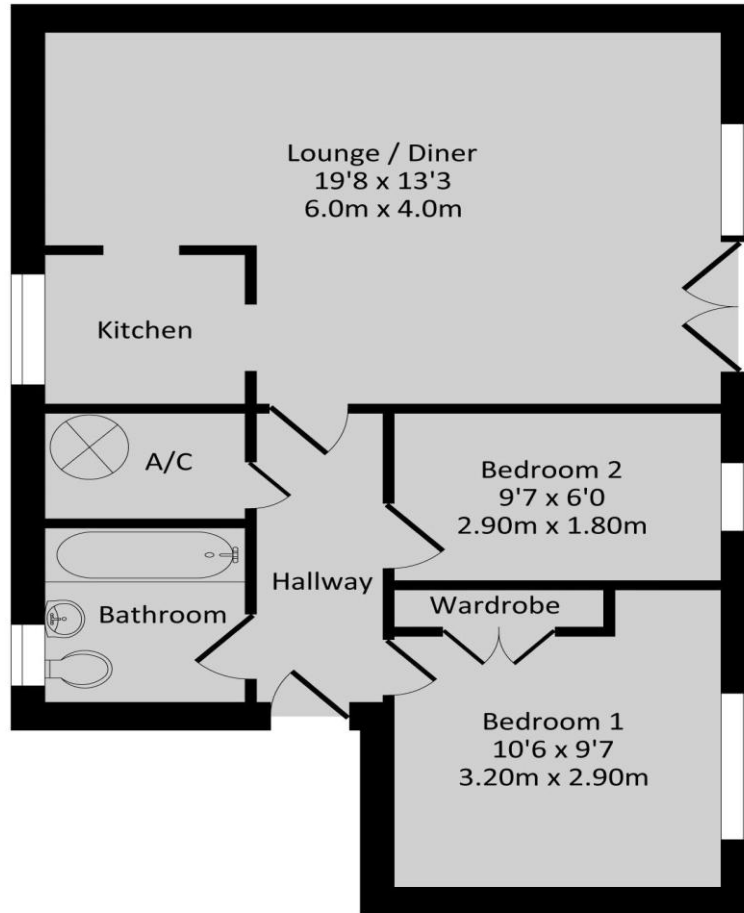
Local Authority

Cherwell District Council. Tax band B.

Viewing arrangements

By prior appointment with Round & Jackson





Total Approx. Floor Area 507 Sq.Ft. (47.1 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		80 C
55-68	D	67 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 the 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.