

Longworth Close  
Banbury



ROUND & JACKSON  
ESTATE AGENTS

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)





# 22 Longworth Close

Banbury, OX16 3WN

£160,000

A spacious two bedroom ground floor apartment located close to the train station, town centre and Gateway retail park. Available for sale with no onward chain.

## The Property

22 Longworth Close, Banbury is a spacious ground 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. The oven and eco electric wall heaters were replaced in 2023. Outside there are communal gardens and a large parking area where there is one designated space marked 22. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

Doors leading to all rooms with good quality wood effect flooring fitted throughout. Large built-in cupboard housing the hot water tank.

## Sitting/Dining Room

A spacious, bright and airy, open plan room with windows to two aspects. There is a large sitting room which is open plan leading into a dining area, and the kitchen is accessed through an archway. The good quality wood effect flooring continues throughout and there are glazed doors which could be used as access to the property. Fitted blinds.

## Kitchen

Fitted with a range of gloss cabinets with worktops over and tiled splash backs. There is an archway giving access into the sitting room and a further opening into the dining area. The kitchen has a sink with drainer and there is space for a fridge-freezer and washing machine. There is an integrated electric oven, a four ring electric hob and an extractor hood. The kitchen has tiled flooring throughout.

## Bedroom One

A double bedroom with a window to the front aspect and there is a built-in wardrobe. Fitted blind.

## Bedroom Two

A single bedroom with a window to the front aspect and a fitted blind.

## Bathroom

Fitted with a yellow suite comprising a panelled bath with Triton electric shower, a toilet and a wash basin. There are white tiled splash backs, tiled flooring and there is a window to the front aspect with a fitted blind.

## Outside

There are communal gardens to the front of the apartments and there is an allocated parking space near the entrance to the block, clearly marked 22.

### 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

### Tenure

A Leasehold property.

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

### Agents Note

The current marketing photos were taken before the owner moved out, the property is now empty of all furnishings.

### Service Charge for 2024

Block Service Charge: £497.58.

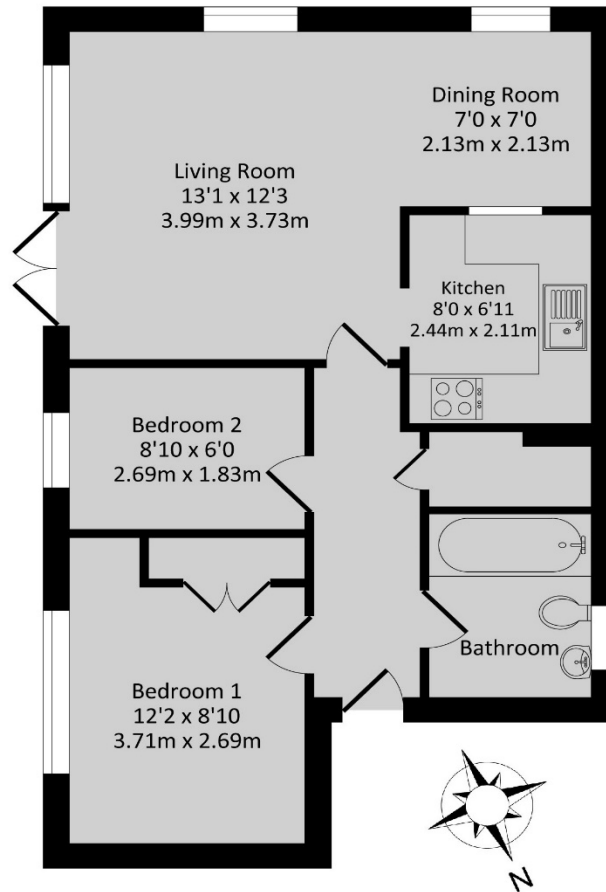
Estate Service Charge: £1353.16.

The management company is Firstport.

The property has an allocated parking space marked 22.







**Total Approx. Floor Area 567 Sq.Ft. (52.60 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		77 C
55-68	D	62 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](mailto:office@roundandjackson.co.uk)  
[www.roundandjackson.co.uk](http://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.