



1 Hightown House  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 1 Hightown House

Banbury, Oxon, OX16 9GG

£250,000

A well presented and recently decorated, two bedroom ground floor apartment with two bathrooms and allocated parking. Located conveniently in walking distance to the train station, hospital and local amenities.

## The Property

1 Hightown House, Banbury is a superb two bedroom, ground floor apartment which is located within walking distance to the hospital, local amenities and train station. The property benefits from having been recently decorated to a high standard including new carpets and flooring. There is a hallway accessed through its own front door, spacious kitchen/diner/sitting area with double doors leading to a patio and large communal garden, a master bedroom with an ensuite shower room, a second double bedroom and a large family bathroom. There is an allocated parking space to the side of the property. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Hallway

Doors to all accommodation and with two spacious storage cupboards.

## Kitchen/Diner/Sitting Room

A spacious open plan room with two windows to the side aspect, one to the rear and double doors leading to the patio area and communal garden. The kitchen is fitted with a range of cream fronted cabinets, base units and drawers with work surfaces over and an inset sink and draining board. There is an integrated single oven with a four-ring gas fired hob over and an extractor fan above, integrated washer/dryer, dishwasher and fridge/freezer. There is a large sitting area with ample space for dining and sitting room furniture and good quality LVT flooring throughout.

## Bedroom One

A large double bedroom with a window over looking the communal garden and door to the ensuite shower room.

## Ensuite

An immaculate ensuite with a corner shower, W.C, wash hand basin, heated towel rail and attractive floor to ceiling tiling.

## Bedroom Two

A double bedroom with a window to the side aspect.

## Family Bathroom

A modern and spacious suite comprising a panelled bath with shower over, WC, wash hand basin, heated towel rail and separate, large corner shower with attractive tiled flooring.

## Outside

To the rear of the property is a large and private communal garden which is predominately laid to lawn with established shrubs and trees. There is a patio seating area adjoining the apartment which is accessed from the double doors in the sitting room. To the front of the property there is an allocated parking space which is labelled number one.



### Leasehold Information

The property is held on an 125 year lease which commenced on 1st August 2015.

Ground rent - £250 paid annually

Service Charge – £1,068 paid annually

The Ground Rent is reviewed at fixed intervals. The next review is in 2040.

### Directions

From Banbury Cross proceed in a Southerly direction on the Oxford Road (A4260). Follow this road for approximately one mile and having passed the hospital turn left onto Hightown Road. Take the first right for Hightown Gardens where Hightown House will be found on your right hand side.

### 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 (56 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

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

### Local Authority

Cherwell District Council. Tax band B.

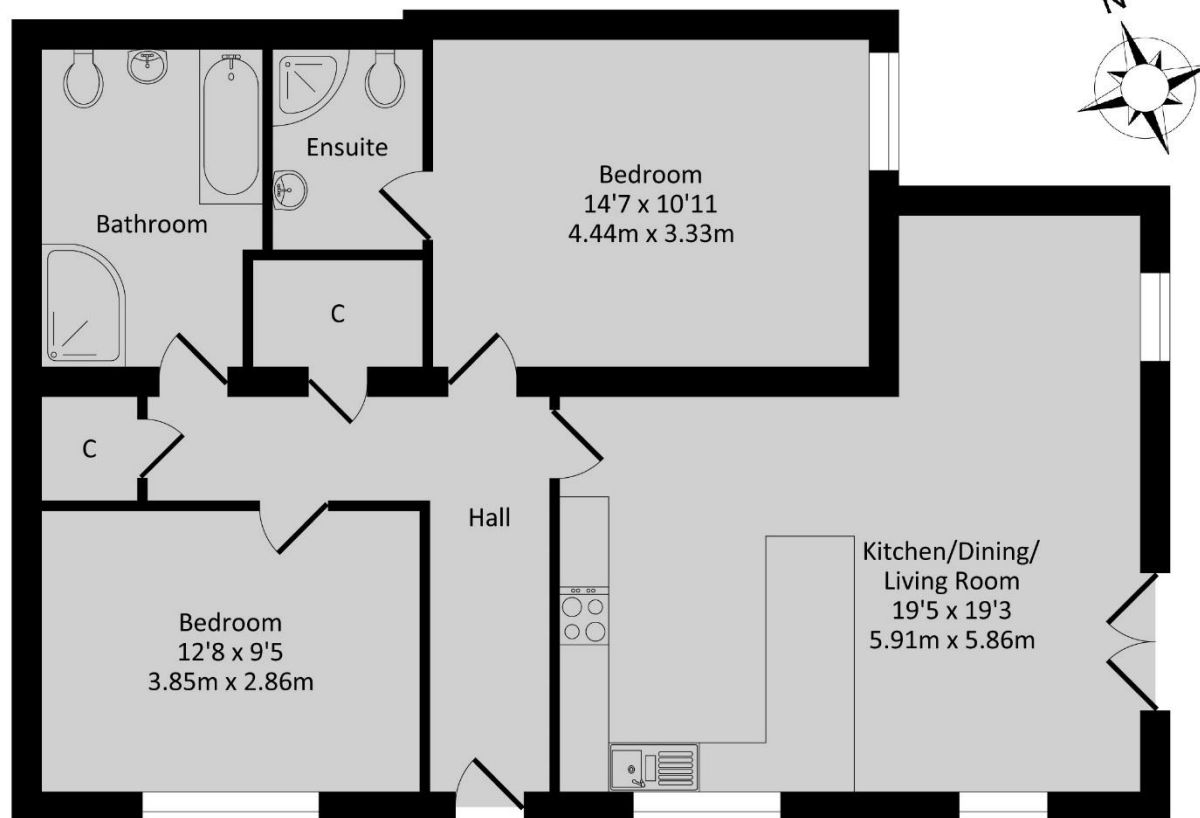
### Tenure

A leasehold property.

### Viewing Arrangements

By Prior arrangement with Round & Jackson.





**Total Approx. Floor Area 863 Sq.Ft. (80.20 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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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