



48 South Bar Street, Flat 5
Banbury, OX16 9AB



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented, characterful two bedroom apartment forming part of a converted Grade II listed building located in a highly sought after position close to the town centre and amenities.

The property

Flat 5, 48 South Bar Street, Banbury is a beautiful top floor, two bedroom apartment which forms part of a Grade II listed building conversion. The property has been converted to a very high standard and has retained many original features, including high ceilings, sash windows and exposed beams. The living accommodation is arranged on one level and is well laid out. There is an entrance hallway leading to the family bathroom, an open plan living/kitchen space and doors to all bedrooms. There are two good size double bedrooms, one with fitted wardrobes. To the rear of the property there is a path leading to the entrance door with a patio area and artificial lawned area. The property is located within a very popular position in Banbury and is located very close to the town centre. A floorplan has been prepared to show the room sizes and layout. Some of the main features include:

Entrance Hallway

The entrance hallway leads to all rooms and has wooden flooring throughout.

Family Bathroom

The bathroom is fitted with a white suite comprising of a large free standing bath, large shower cubicle with rainfall and hand held attachment, toilet and a wash basin with vanity storage beneath. There is attractive paneling, tiled flooring and attractive white tiled splashbacks.

Sitting Room/Diner

The kitchen is fitted with a range of grey shaker style cabinets with wooden worktops, there is an integrated fridge and freezer/ electric oven and four ring hob with extractor hood and a ceramic sink with drainer. There are lovely exposed beams and wooden flooring throughout and attractive tiled splashbacks. There are two windows to the front aspect with fitted shutters. In the sitting room there are more exposed beams with a window to the rear, plenty of room for furniture and doors leading to all the bedrooms.

Bedroom One

A large double bedrooms with fitted wardrobes and high ceilings with exposed beams. There is a lovely sash window to the front aspect with fitted shutters.

Bedroom Two

A good size double bedroom with high ceilings and exposed beams and there is a window to the rear

Outside

To the rear of the property there is a path leading to the entrance door and a large patio area, artificial lawned area and raised plant beds. There is one allocated parking space and there is space for visitors.



Tenure

A leasehold property. Around 118 years remaining on the 125 year lease which was setup on 1st January 2018. The ground rent is £250.00 per annum and is due to be reviewed in 2027. The service charge for the year 2025 is £2071.66.

Situation

Banbury is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 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 (55 mins) and Birmingham Snow Hill (55 mins). 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

The property is located a very short distance from Banbury Cross. Coming from the Southam road, at the Banbury cross roundabout take the third exit. Take the first left soon after exiting the roundabout where there is a stone wall and car park, follow the road and this will take you to the rear of the property where the entrance to flat 5 can be found.

Services

Services Mains water, gas, electricity and drainage are connected.

Local Authority

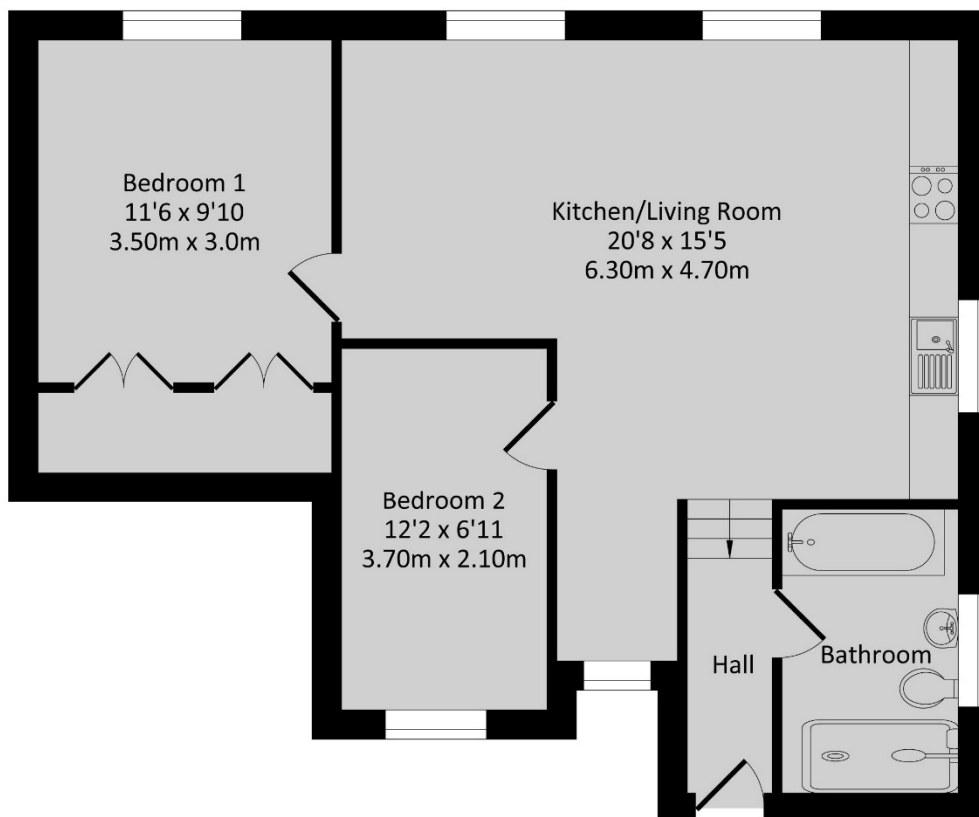
Cherwell District Council. Tax band B.

Viewing Arrangements

By appointment with Round & Jackson.

Guide Price: £240,000





Total Approx. Floor Area 628 Sq.Ft. (58.30 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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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