



32 Westbeech Court  
Banbury



ROUND & JACKSON  
ESTATE AGENTS

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# 32 Westbeech Court

Banbury, Oxon, OX16 9RY

£210,000

A well presented, two bedroom ground floor maisonette with spacious accommodation and an enclosed rear garden which is pleasantly located in a quiet cul-de-sac close to the town centre.

## The Property

32 Westbeech Court, Banbury is a well-presented ground floor maisonette which is pleasantly located within this popular cul-de-sac close to the town centre, schooling and amenities. The accommodation is well laid out and briefly comprises of a central hallway with two storage cupboards, a large sitting room, a fitted kitchen/breakfast room, two double bedrooms and a family bathroom. There is an enclosed garden to the rear which is predominantly laid to lawn. On street parking is available where a parking permit is required.

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

## Entrance Hallway

A spacious central hallway with parquet flooring, doors to all accommodation and two useful storage cupboards.

## Sitting Room

A large reception room with a central electric fireplace window to the front aspect.

## Kitchen/Breakfast Room

Fitted with a range of cream eye level cabinets with base units and drawers with work surfaces over and tiled splashbacks. There is an inset sink and draining board, space and plumbing for a free standing washing machine, tumble dryer, free standing fridge/freezer, single oven which has a fitted extractor over. There is a useful pantry and windows and door to the rear garden.

## Bedroom One

A large double bedroom with a window to the front aspect.

## Bedroom Two

A double bedroom with a window to the rear aspect.

## Family Bathroom

Fitted with a white suite comprising a panelled bath with shower over, W.C. and wash hand basin with a window to the rear aspect.

## Outside

To the front of the property there is a small garden area with a paved footpath leading to the front door. To the rear there is an enclosed garden which is predominantly laid to lawn with a decked seating area.

### Directions

From Banbury Cross proceed in a westerly direction along West Bar Street and after a short distance, take the first right hand turn in to Westbeech Court. Follow the road as it bends to the right and the property will be found on the 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 (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 the Town and many places of historical interest are within easy reach.

### Services

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

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

By prior arrangement with Round & Jackson.

### Tenure

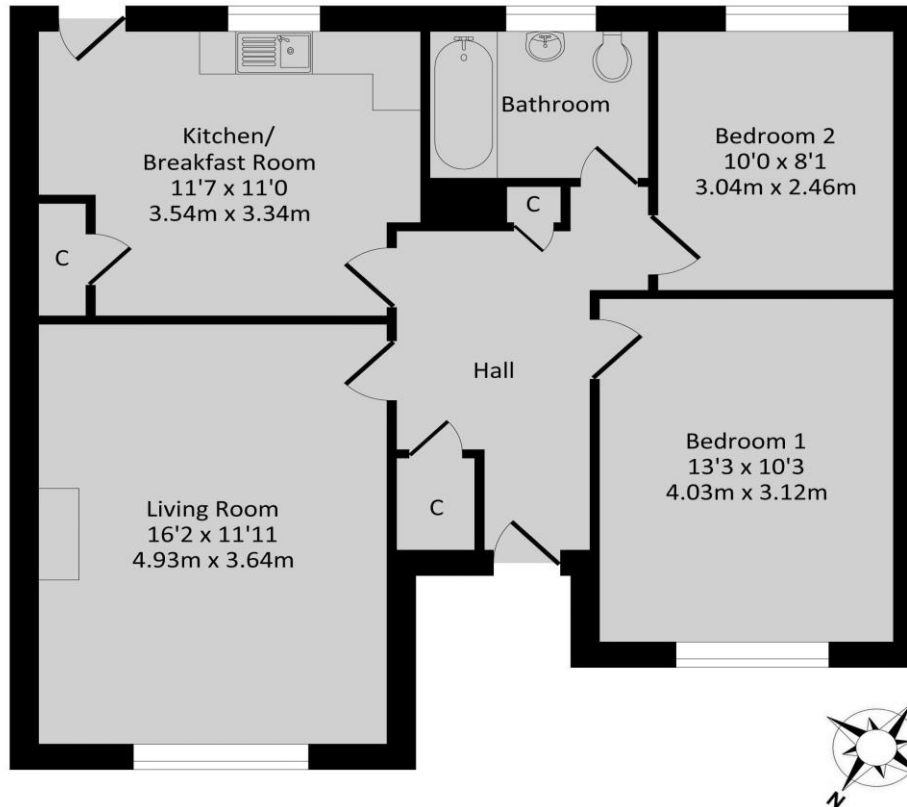
A Leasehold property

The property is held on a 125 year Lease which commenced on June 24<sup>th</sup> 2012. There are 113 years remaining.

There is an annual service charge of £100.







**Total Approx. Floor Area 710 Sq.Ft. (66.0 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
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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