



Broad Street  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 5 Charles Court, Broad Street

Banbury, Oxon, OX16 5BJ

£150,000

A spacious two bedroom top floor apartment with a secure car park and benefits from being held on a 999 year Lease. The property is located which is conveniently located in the town centre and within walking distance to the train station. Available for sale with no onward chain.

## The Property

5 Charles Court, Banbury is a spacious and well presented two-bedroom top floor flat which is conveniently located within walking distance of the town centre, railway station and amenities. The accommodation comprises of an entrance hallway, a large and bright sitting/dining room which is semi-open plan to the kitchen, a large double bedroom with access to a balcony, single bedroom and modern family bathroom. To the rear of the property there is a secure barriered car park which is accessed via a fob. There is one allocated space for this property.

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

## Entrance Hall

With doors to all accommodation and the airing cupboard which houses the boiler.

## Sitting/Dining Room

A large and bright reception room with space for both sitting room and dining furniture and two windows to the front aspect.

## Kitchen

The kitchen is semi-open plan to the sitting/dining room. It is fitted with a range of modern eye level cabinets with base units and drawers and work surfaces over. There is an inset sink and draining board, space and plumbing for a washing machine and a free standing fridge/freezer and single oven. There is a window to the side aspect.

## Bedroom One

A good sized double bedroom with a window to the rear aspect and door leading to the outside balcony space.

## Bedroom Two

A good sized single room with a window to the rear aspect.

## Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a mixer shower over, W.C. and wash hand basin.

## Outside

To the rear of the property there is a secure , barriered car park with allocated parking for one vehicle. There is also a balcony which is accessed via bedroom one.



### Tenure

Share of Freehold.

The property benefits from a 999-year Lease which commenced on 25 December 1983.

There is no ground rent payable for this property. Service Charge: This flat is one of six who own a portion of the Freehold. Service charge can therefore vary depending on costs. The service charge for 2025 was £453.

### Directions

From Banbury Cross proceed along the High Street and into George Street and take the first left onto Broad Street. Once you have passed Crofts pet shop, the block of flats will be found after a short distance on your left 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 and many places of historical interest are within easy reach.

### Services

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

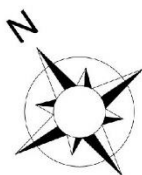
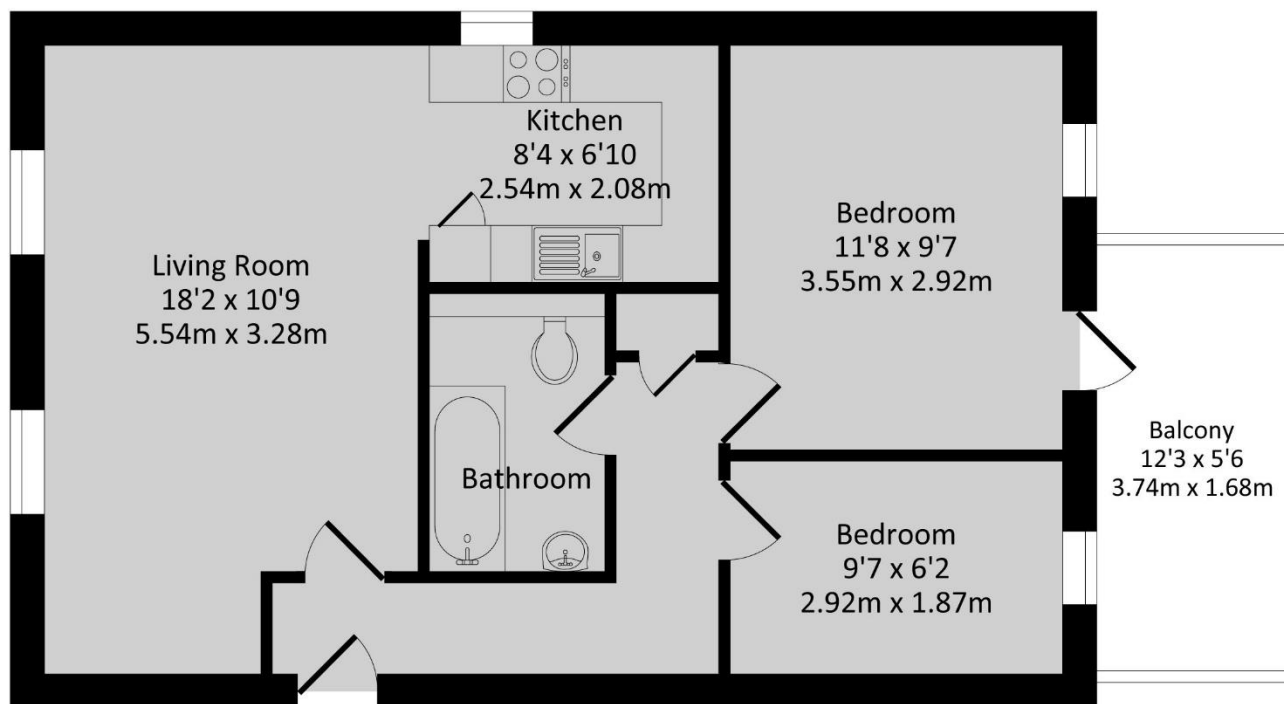
### Local Authority

Cherwell District Council. Tax band A.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson





**Total Approx. Floor Area 536 Sq.Ft. (49.8 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	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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