



2 Guardian Court, Duke Street
Banbury, Oxon, OX16 4NL



ROUND & JACKSON
ESTATE AGENTS





A two bedroom ground floor retirement apartment with spacious accommodation and direct access to a garden, within this sought after development.

The property

Guardian Court is a highly regarded retirement development which is conveniently located within the town centre and close to a wide range of amenities. There are many communal facilities which includes a large entrance hallway with a lift to all floors, a well used communal lounge with kitchen area and doors opening onto the gardens. There is also a laundry with washing machines and tumble dryers, and a guest bedroom can be booked if you were to have visitors needing to stay over. There is a large car park to the front where parking is available on a first come, first served basis and there are large and beautifully landscaped gardens to the rear. There is also a house manager and a 24 hour emergency call system in place. Residents must be aged over 60 years of age.

Number 2 is a particularly spacious ground floor apartment with direct access onto the communal gardens. The accommodation comprises an entrance hallway, a sitting room, a fitted kitchen/breakfast room, a large shower room and two bedrooms.

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

Entrance Hallway

A central hall with a large storage cupboard and access to all accommodation.

Sitting Room

A spacious reception room with a window to the rear. Sliding patio door giving access to garden.

Kitchen/Breakfast Room

Fitted with a range of modern eye level cabinets and base units and drawers with work surfaces over. Electric hob, single oven, integrated fridge-freezer, sink and draining board. Window to rear.

Bedroom One

A double room with built in wardrobes and a window to the side.

Bedroom Two

A single room with a window to the side.

Shower Room

A modern shower room with a walk-in shower cubicle, a low level WC and a wash hand basin with vanity unit.

Outside

To the front of the building there is a communal car park. There are beautifully landscaped gardens to the rear with a large paved seating area, well kept lawns and attractive flower and plant borders.



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.

Directions

From Banbury town centre proceed in an easterly direction via Bridge street and continue into the Middleton road. Continue through two sets of traffic lights then turn right into Duke Street where the development will be found at the end of the road.

Services

Mains water, drainage and electricity are connected.

Local Authority

Council tax band C.

Viewing Arrangements

Strictly via Round & Jackson

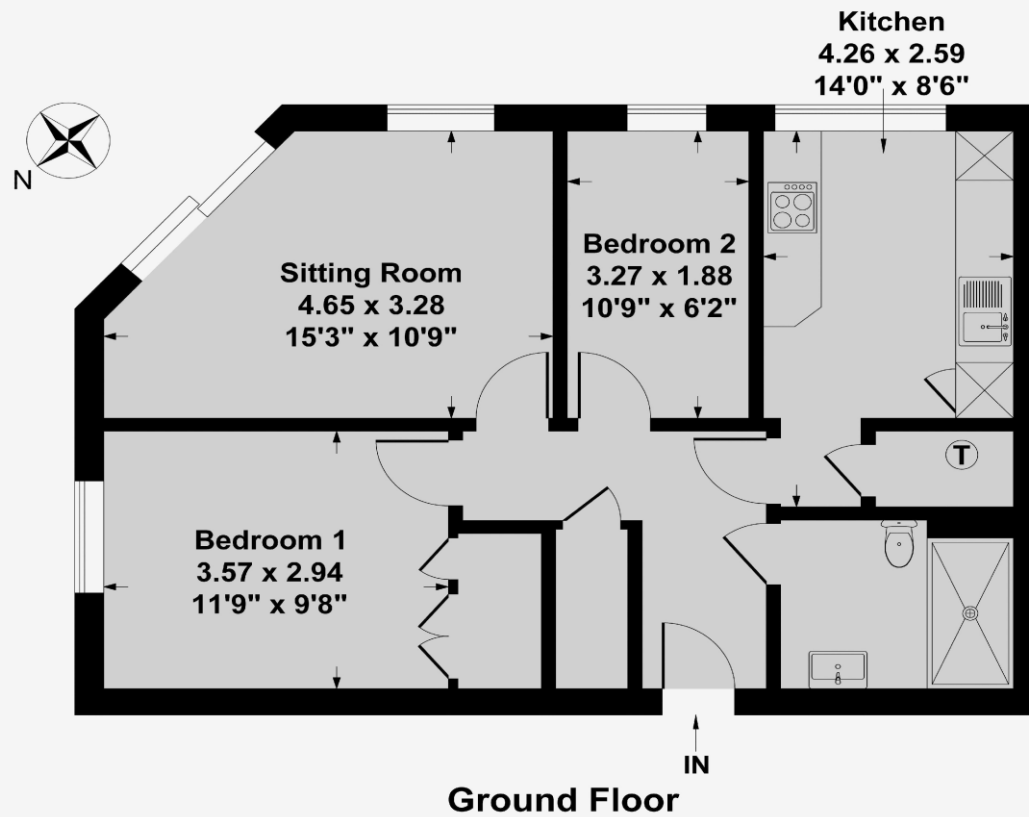
Tenure

A leasehold property held on a 99-year lease which commenced in 1991.

Combined service charge and ground rent - £201.78 per month.

Asking Price £150,000





Ground Floor Approx Area = 57.91 sq m / 623 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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