



8 Highlands, Lower Tadmarton
Banbury, Oxon, OX15 5SR



ROUND & JACKSON
ESTATE AGENTS





A spacious two bedroom first floor apartment with beautifully landscaped communal gardens, pleasantly located within this sought after and highly regarded country development for those aged 55 and above.

The property

Highlands, Tadmarton is a highly regarded and unique development situated in an elevated, rural location between the villages of Lower Tadmarton and Bloxham. The development is surrounded by open countryside and there are beautifully landscaped communal grounds with attractive pathways, woodland areas and far reaching, unspoilt views. Number 8 is a beautifully presented first floor apartment which shares a landscaped garden with just three other apartments within the building. The accommodation is spacious and well laid out, comprising a large entrance hall with two useful storage cupboards, a bright sitting room with doors and a Juliet balcony overlooking the garden, and a well-equipped kitchen/breakfast room. There is a generous master bedroom with an en-suite bathroom, a second double bedroom, and a separate shower room. Outside, the property benefits from a garage within the front courtyard, along with beautifully maintained communal gardens to the front and a large, shared landscaped garden at the rear.

Entrance Hallway

A large hall with two store cupboards and doors to all accommodation.

Sitting Room

With ample space for lounge and dining furniture, a window and double doors with Juliet Balcony overlooking the garden.

Kitchen/Breakfast Room

The kitchen is fitted with a comprehensive range of matching wall and base units with complementary work surfaces and tiled splashbacks. There is an integrated double oven, inset hob with extractor hood over, stainless steel sink unit and space and plumbing for a range of appliances. A window to the rear aspect provides an abundance of natural light, creating a bright and welcoming space that is both practical and well-appointed for everyday living.

Bedroom One

A double room with a fitted wardrobe, a window overlooking the garden and an en-suite bathroom.

Bedroom Two

A double room with a fitted wardrobe and a window overlooking the garden.



Shower Room

Corner shower cubicle, wash hand basin and low level WC. Heated towel rail, tiling to walls.

Outside

To the front of the property there are large communal gardens which are beautifully landscaped and well maintained. To the rear there is an enclosed garden which is shared between just four apartments and is predominantly laid to lawn with well stocked flower and plant borders.

Garage and Parking

There is a single garage and a parking space within the parking area to the front of the property.

Directions

From Banbury proceed in a Westerly direction toward Shipston-on-Stour (B4035). Travel through the village of Broughton and after approximately 1 mile turn left where signposted to Bloxham and Highlands. After approximately a ¼ of a mile turn left into Highlands and follow the road to the end of the development. The property will be found in the left hand corner of the first group of properties on your left.



Situation

Tadmarton is situated due west of Banbury. It has an active community centering around the village hall, a local public house and has two golf courses nearby (Tadmarton and Rye Hill). Local schooling will be in the nearby villages of Sibford and Bloxham. The market town of Banbury offers a range of shopping and recreational facilities together with junction 11 of the M40 motorway and the main line railway to London Marylebone in under an hour. Soho Farmhouse is within easy reach being just 7 miles from the village.

Services

All mains services are connected with the exception of gas.

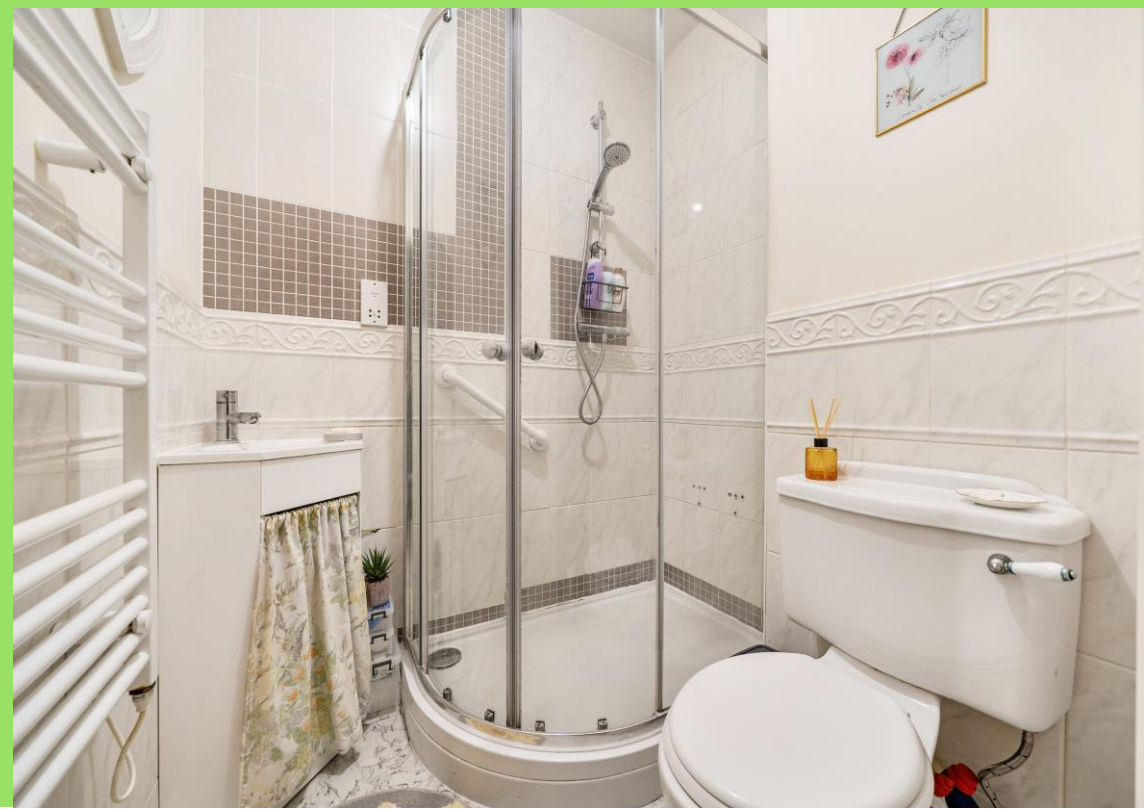
Agent's Note

This is an age restricted development, at least one occupier of the property must be aged 55 or over. It is a leasehold property held on a 999 year lease which commenced in 2000. The service charge is currently £1115.00 paid twice yearly and the ground rent is £37.50 also paid twice yearly.

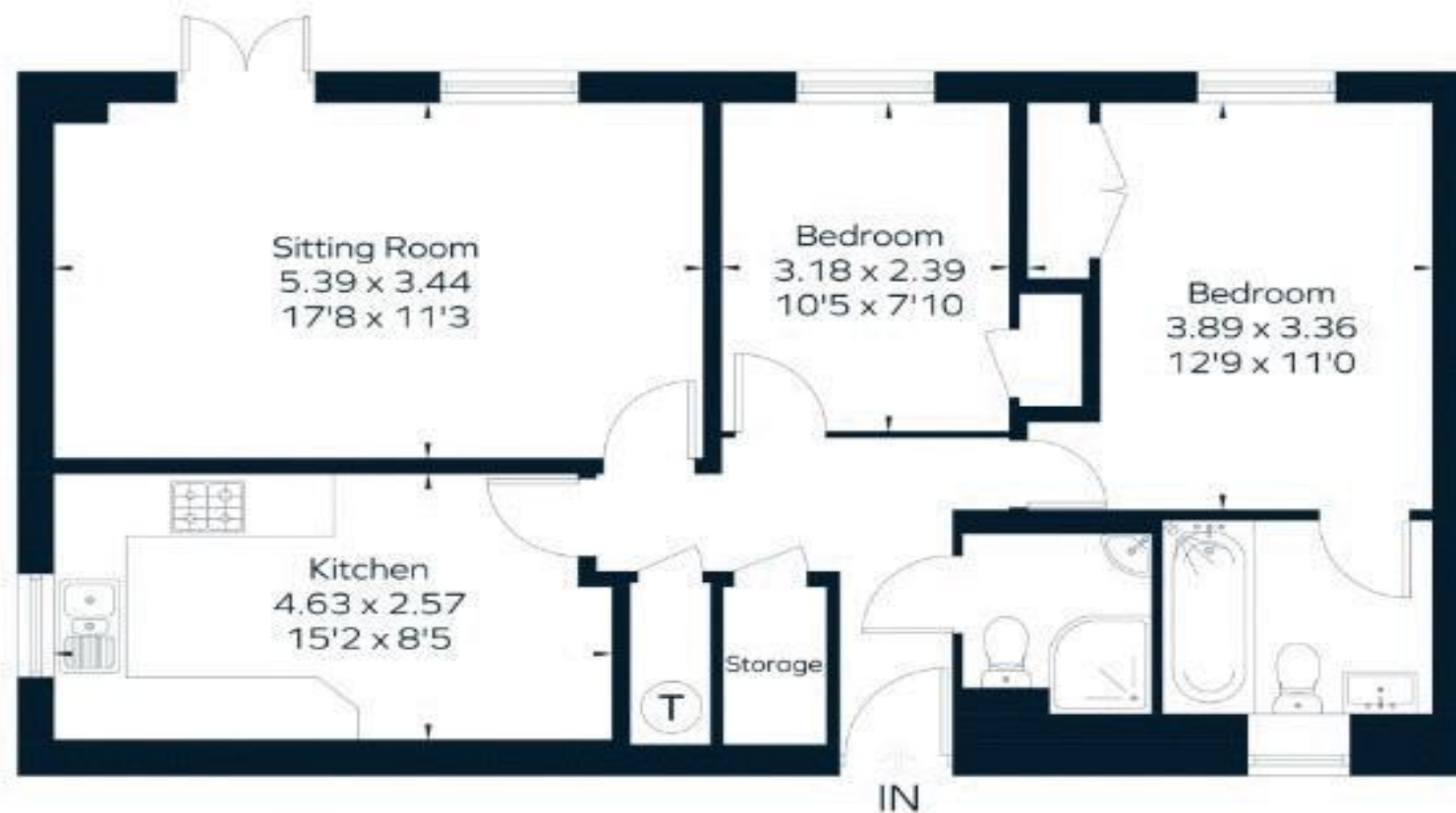
Viewing Arrangements

Strictly by prior arrangement with Round & Jackson. Agents Note. In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold, Subject to Contract.

Asking Price: £220,000



Total Area = 69.9 sq.m / 752 sq.ft.



not drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
roundandjackson.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	71
EU Directive 2002/91/EC		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.



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