



120 Alma Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 120 Alma Road

Banbury, Oxon, OX16 4RQ

£165,000

A modern and spacious two-bedroom top floor apartment with allocated parking conveniently located close to the train station and town centre. Available for sale with no onward chain.

## The Property

120 Alma Road, Banbury is a well presented, top floor apartment with allocated parking conveniently located close to the town centre, train station and M40. The living accommodation is arranged over one floor and is well laid out. There is an entrance hallway, a family bathroom, two bedrooms with an en-suite shower room to the master, a sitting/dining room and a modern kitchen. Outside of the property to the rear there is an allocated parking space.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

With doors to all accommodation, an airing cupboard which houses the hot water cylinder and two windows to the rear aspect.

## Bedroom One

A double bedroom with a window to the front aspect and door to the en-suite.

## En-Suite

Fitted with a modern shower cubicle, W.C., wash hand basin and attractive tiled splash backs.

## Bedroom Two

A small double bedroom with two windows to the front aspect.

## Family Bathroom

Fitted with a modern white suite comprising a panelled bath, W.C., wash hand basin, heated towel rail and tiled splash backs.

## Sitting Room

A spacious reception room with ample space for dining/sitting room furniture, an open doorway leading to the kitchen and a window to the front aspect.

## Kitchen

Fitted with a range of modern eye level cabinets with base units and drawers, work surfaces over and a window to the rear aspect. There is an inset sink and draining board, space and plumbing for a washing machine, fridge/freezer and an integrated single oven with a four ring electric hob above and extractor hood over.

## Parking

To the rear of the property there is an allocated parking space for one vehicle.

### Leasehold Information

The property is held on an 155-year Lease which commenced on February 1st 2005. 134 years remaining.

Annual Service Charge: £2,500.

Annual Ground Rent: £303 which is reviewed every 21 years. The next review will be due in 2047.

### Directions

From Banbury town centre proceed in an easterly direction on Bridge Street into Middleton Road. Take the first right into Merton Street and then the second left into Higham Way. Pass through two chicane's and then take the next road on the left which is Alma Road. Follow this road straight ahead where the block will be found on your left-hand side after a short distance.

### 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 (55 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 with the exception of gas.

### Local Authority

Cherwell District Council. Tax band B.

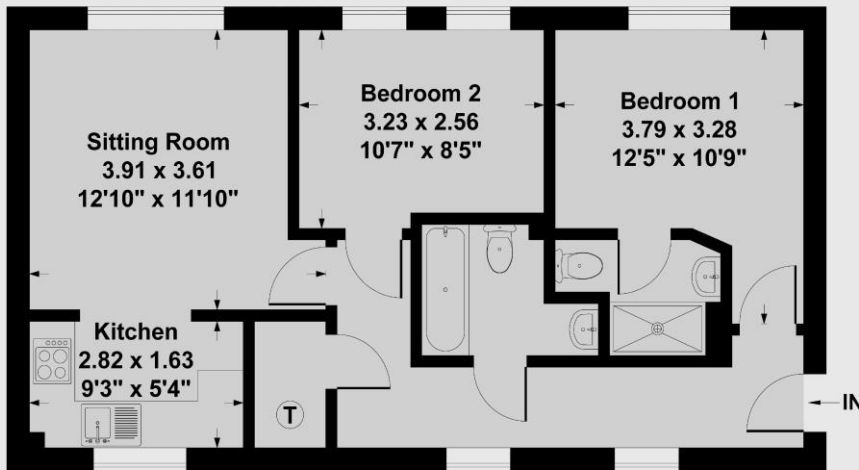
### Viewing Arrangements

By prior arrangement with Round & Jackson

### Tenure

A leasehold property.



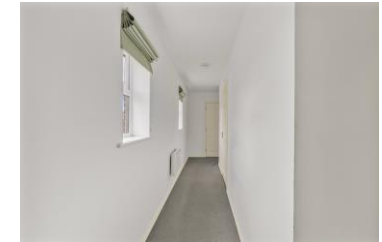


**Second Floor**

**Second Floor Approx Area = 55.08 sq m / 593 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
 T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)  
[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)



**ROUND & JACKSON**  
ESTATE AGENTS

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.