



3 Charles Court, Broad Street
Banbury, OX16 5BN



ROUND & JACKSON
ESTATE AGENTS





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

The property

3 Charles Court, Banbury is a spacious and well-presented two-bedroom first-floor apartment, conveniently situated within walking distance of the town centre, railway station and local amenities. The accommodation comprises an entrance hallway, a large and bright sitting/dining room which is semi-open plan to the kitchen, a generous double bedroom with access to a balcony, a single bedroom and a modern shower room. To the rear is a secure car park with a fob-operated barrier, where the apartment benefits from one allocated parking space. The property is held on a 999-year lease which commenced in 1983. A floorplan has been prepared to illustrate the room sizes and layout. Some of the main features include:

Hallway

A welcoming entrance hallway with neutral décor and wood flooring, providing access to the sitting/dining room, both bedrooms and the shower room. A built-in cupboard provides useful storage.

Sitting/Dining Room

A spacious and bright reception room with two windows to the front, fitted with shutters, and ample space for both sitting and dining furniture. Neutral décor and wood-effect flooring complement the room, which is semi-open plan to the kitchen.

Kitchen

Fitted with a range of white gloss-fronted wall and base units, contrasting dark work surfaces and red tiled splashbacks. There is a stainless steel sink with drainer, a built-in oven and hob with an extractor hood above, together with recessed ceiling lighting.

Bedroom One

A generously sized double bedroom with space for wardrobes and additional bedroom furniture. The room has neutral décor, carpeted flooring, a window overlooking the rear and a glazed door opening onto the balcony.

Bedroom Two

A single bedroom with a window overlooking the rear. This room would also be suitable for use as a home office or dressing room.

Shower Room

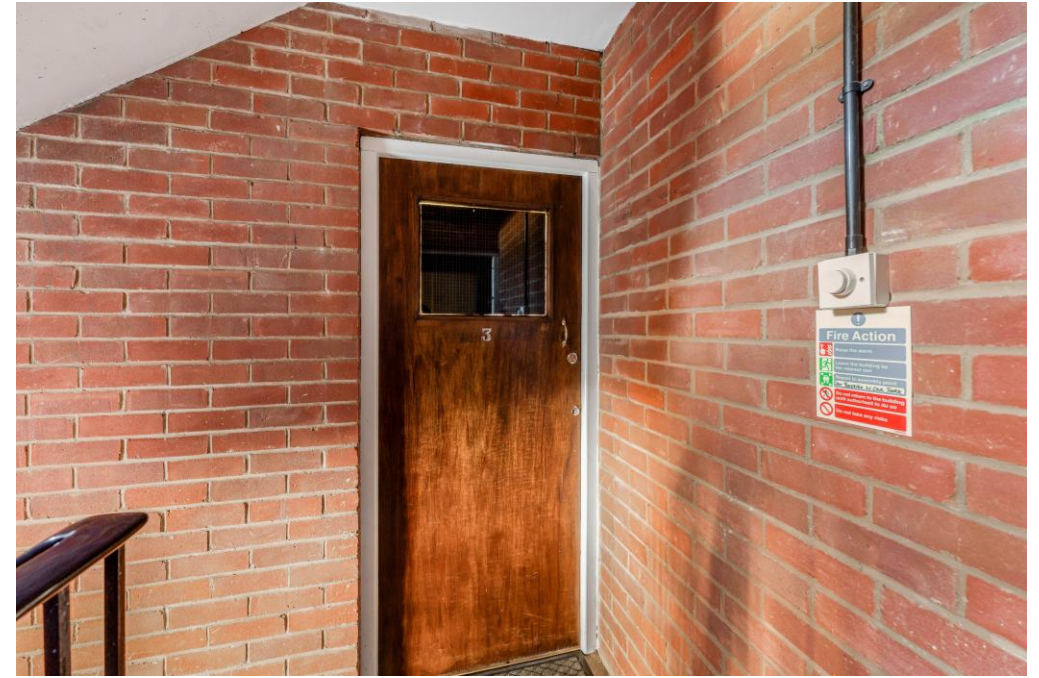
Fitted with a modern white suite comprising a large shower enclosure with sliding glass doors and an electric shower, a wash basin set within a vanity unit and a WC with a concealed cistern. White tiled walls, a mirrored cabinet and a contrasting black heated towel rail complete the room.

Balcony

Accessed directly from the main bedroom, the covered balcony has a tiled floor and metal railings, with an outlook over the rear parking area and neighbouring gardens.

Car Parking

To the rear of the property, accessed via Grove Street, is a secure, barrier-operated car park with one allocated parking space for the apartment and a visitor parking space.



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 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. There is car parking available to the rear which is accessed via Britannia Road and Grove Street.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band A.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson

Tenure

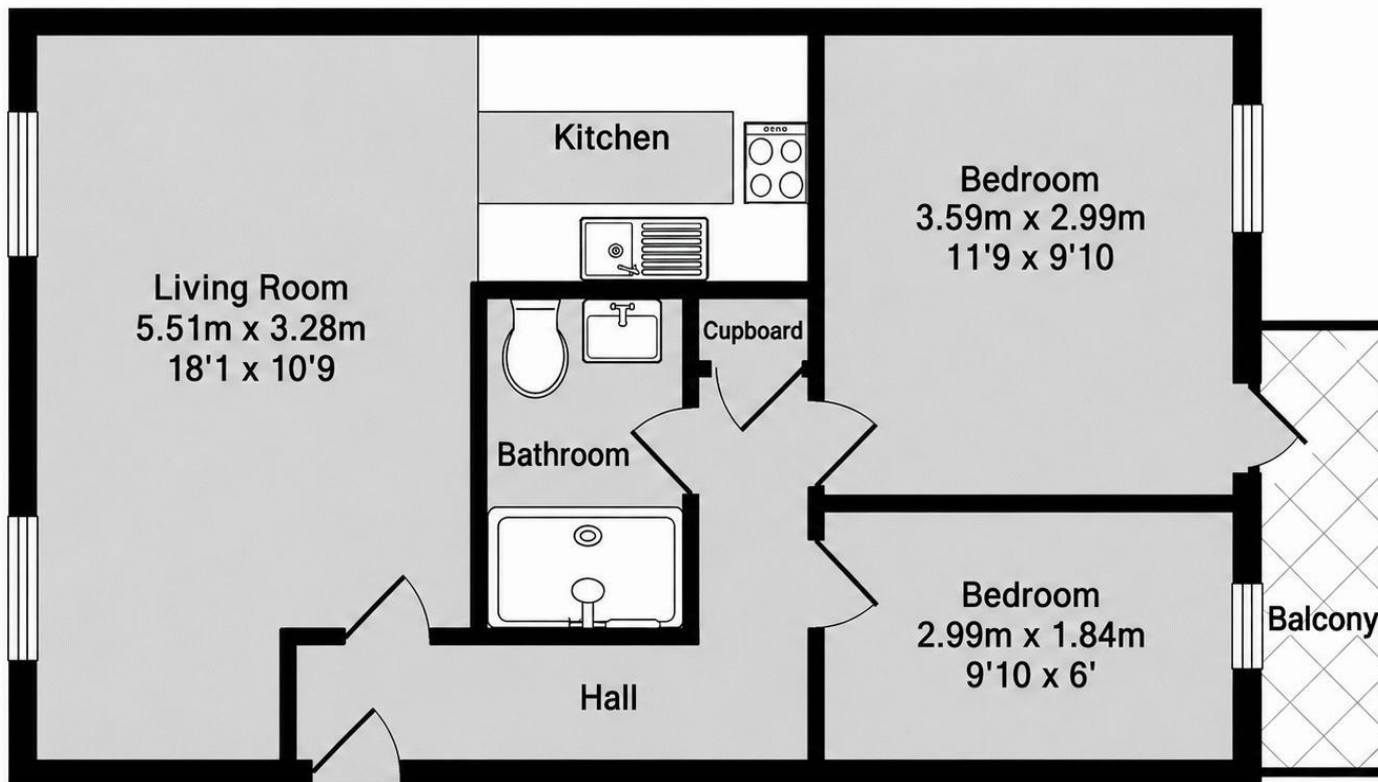
Share of Freehold. The property benefits from a 999 year Lease which commenced on 25 December 1983. There is no ground rent payable.

Service Charge

This flat is one of six within the building that collectively own the Freehold. Service charge can therefore vary depending on costs. The service charge for 2026 is expected to be £500.

Asking Price: £159,950

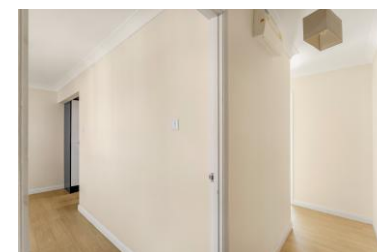




Estimated Internal Floor Area: 527 sq ft (49 sq m)

Excludes balcony. Estimated from supplied plan; subject to verification.

For identification purposes only. Measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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 the 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.



rightmove



ROUND & JACKSON
ESTATE AGENTS