



3 Park Gardens

Bath Road, Banbury, Oxon, OX16 9HQ



ROUND & JACKSON
ESTATE AGENTS





A spacious and well presented, ground floor retirement apartment with a superb range of communal facilities and services. The luxury development is conveniently located within easy reach of the town centre and amenities. Available for sale with no onward chain.

The Property

3 Park Gardens, Banbury forms part of this new, popular retirement development which is conveniently located close to the town centre and amenities. Park Gardens is a superb development which offers communal services and facilities including a resident's bistro, hairdressers, gym, gardens with scheduled social activities including fitness classes and tea and coffee mornings. The apartment is located on the ground floor and comprises an entrance hallway with two storage cupboards, two double bedrooms, a wet room, a spacious sitting room with a sliding patio door to the apartment's own enclosed outside patio area and a modern fitted kitchen. There is a parking area to the front of the building where parking permits are available which can be organised through the development manager. The property is available to purchasers aged 60 years and older.

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

Communal Entrance

The impressive communal entrance creates a superb first impression, featuring a double-height reception area with contemporary décor, comfortable seating and an elegant feature fireplace. This welcoming space provides the perfect place to relax with neighbours, welcome visitors or simply enjoy the surroundings. From here, residents have direct access to the superb on-site facilities, including the bistro café, residents' lounge, activity studio, gym, hair and beauty salon and beautifully maintained communal gardens.

Entrance Hallway

A spacious hallway with two useful storage cupboards.

Sitting Room

A spacious reception room with ample space for dining and sitting room furniture and door to the kitchen. There is a sliding patio door which leads to an enclosed, covered outside sitting area.

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 a one and half bowl sink and draining board, an integrated dishwasher, washing machine, Zanussi Microwave, oven and a four ring electric hob with an extractor hood over.

Wet Room

Fitted with a shower, W.C., vanity unit and basin and a heated towel rail, attractive tiled splash backs and a window to the rear aspect.

Bedroom One

A large double bedroom with a window to the rear aspect and a fitted double wardrobe.

Bedroom Two

A double bedroom with a window to the rear aspect.

Facilities

Park Gardens has been designed to provide an enjoyable and independent retirement lifestyle with an exceptional range of facilities available to residents. These include an attractive bistro café, residents' lounge, activity studio, gym, hair and beauty salon, landscaped communal gardens and a guest suite for visiting family and friends (subject to booking). A House Manager is available during office hours, with 24-hour emergency assistance providing additional peace of mind. Various social activities are organised for those who wish to participate, creating a friendly and welcoming community.



Anti-Money Laundering

In accordance with current Anti-Money Laundering regulations, all purchasers are required to complete identity verification and Anti-Money Laundering (AML) checks. Round & Jackson will not mark a property as Sold Subject to Contract or issue a Memorandum of Sale until these checks have been satisfactorily completed.

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.

Directions

From Banbury Cross proceed in a westerly direction via West Bar Street and continue into the Broughton Road. Continue past the College on your right and then turn right into Bath Road. Follow the bend to the right and continue for a short distance before the turn in on the right hand side into Park Gardens.



Services

All mains services connected with the exception of gas.

Local Authority:

Cherwell District Council. Tax band C.

Tenure:

A Leasehold property.

Length of Lease: 145 years remaining which commenced on March 22nd 2021.

Ground Rent: £250.00 per annum. This is a set fee which is stated in the Lease.

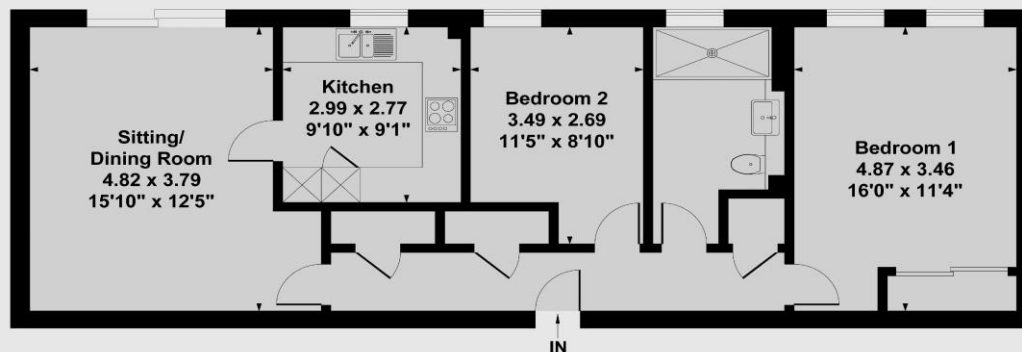
Monthly Service Charge: £613.31

Viewing Arrangements:

By Prior arrangement with Round & Jackson.

Asking Price: £290,0000





Ground Floor

Ground Floor Approx Area = 74.80 sq m / 805 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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