



1 Hightown House, Hightown Gardens
Banbury, OX16 9GG



ROUND & JACKSON
ESTATE AGENTS





A spacious and very well presented, two bedroom ground floor apartment with two bathrooms and allocated parking. Located conveniently in walking distance to the train station, hospital and local amenities.

The Property

1 Hightown House, Banbury is a very well presented, two-bedroom, ground floor apartment which is conveniently located within walking distance to the hospital, amenities and train station. The spacious accommodation comprises of a kitchen/dining/sitting area with double doors leading to a patio and large communal garden, a master bedroom with a modern en-suite shower room, a second double bedroom and a large family bathroom. There is an allocated parking space to the side of the property. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main door to front, doors to all accommodation and with two spacious storage cupboards.

Kitchen/Diner/Sitting Room

A spacious open plan room with two windows to the side aspect, one to the rear and double doors leading to the patio area and communal garden. The kitchen is fitted with a range of cream fronted cabinets, base units and drawers with work surfaces over and an inset sink with a hot water tap, waste disposal unit and a draining board. There is an integrated single oven with a four-ring gas fired hob over and an extractor fan above, integrated washer/dryer, dishwasher and fridge/freezer. There is a large sitting area with ample space for dining and sitting room furniture and good quality LVT flooring throughout.



Bedroom One

A large double bedroom with a window over looking the communal garden, fitted wardrobes and door to the ensuite shower room.

En-Suite

Fitted with a modern suite comprising a corner shower, W.C., wash hand basin, heated towel rail and attractive floor to ceiling tiling.

Bedroom Two

A double bedroom with a window to the side aspect.

Family Bathroom

A modern and spacious suite comprising a panelled bath with shower over, WC, wash hand basin, heated towel rail and separate, large corner shower with attractive tiled flooring.

Outside

To the rear of the property is a large and private communal garden which is predominately laid on the lawn with established shrubs and trees. There is a patio seating area adjoining the apartment which is accessed from the double doors in the sitting room. To the front of the property there is an allocated parking space which is labelled number one.



Directions

From Banbury Cross proceed in a Southerly direction on the Oxford Road (A4260). Follow this road for approximately one mile and having passed the hospital turn left onto Hightown Road. Take the first right for Hightown Gardens where Hightown House will be found on your right hand side.

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 (56 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.

Local Authority

Cherwell District Council. Tax band B.

Tenure

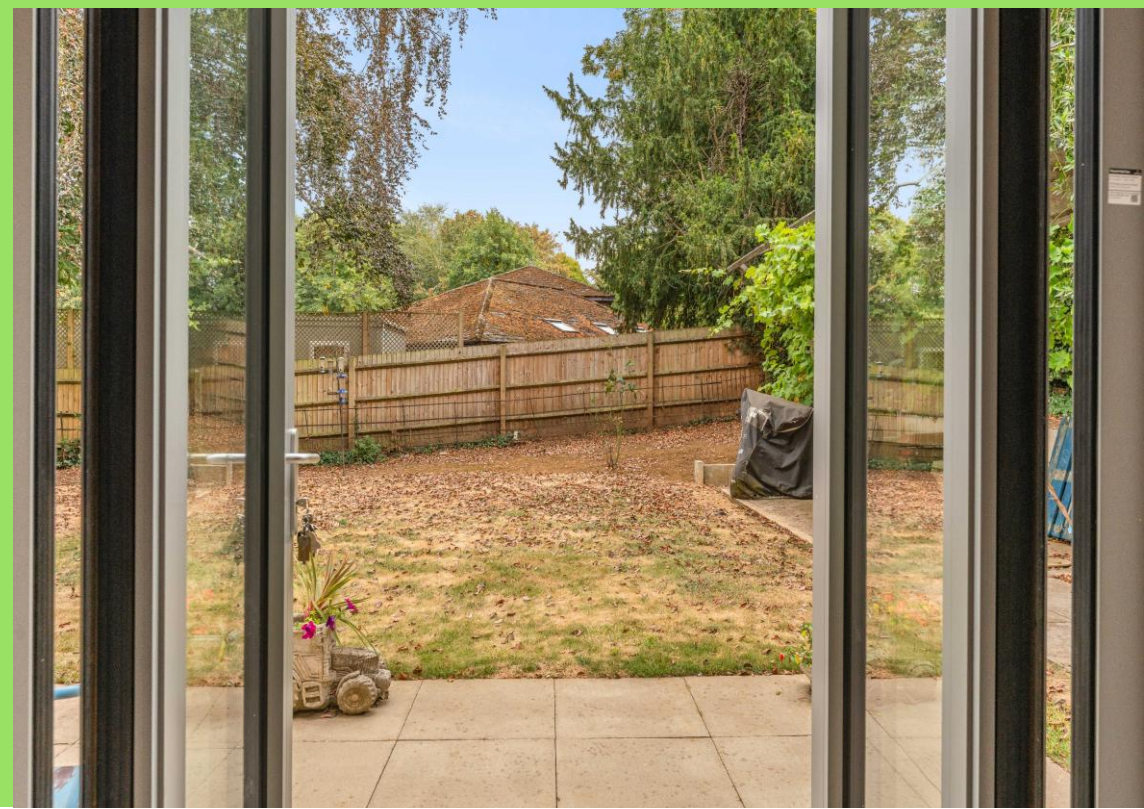
A leasehold property.

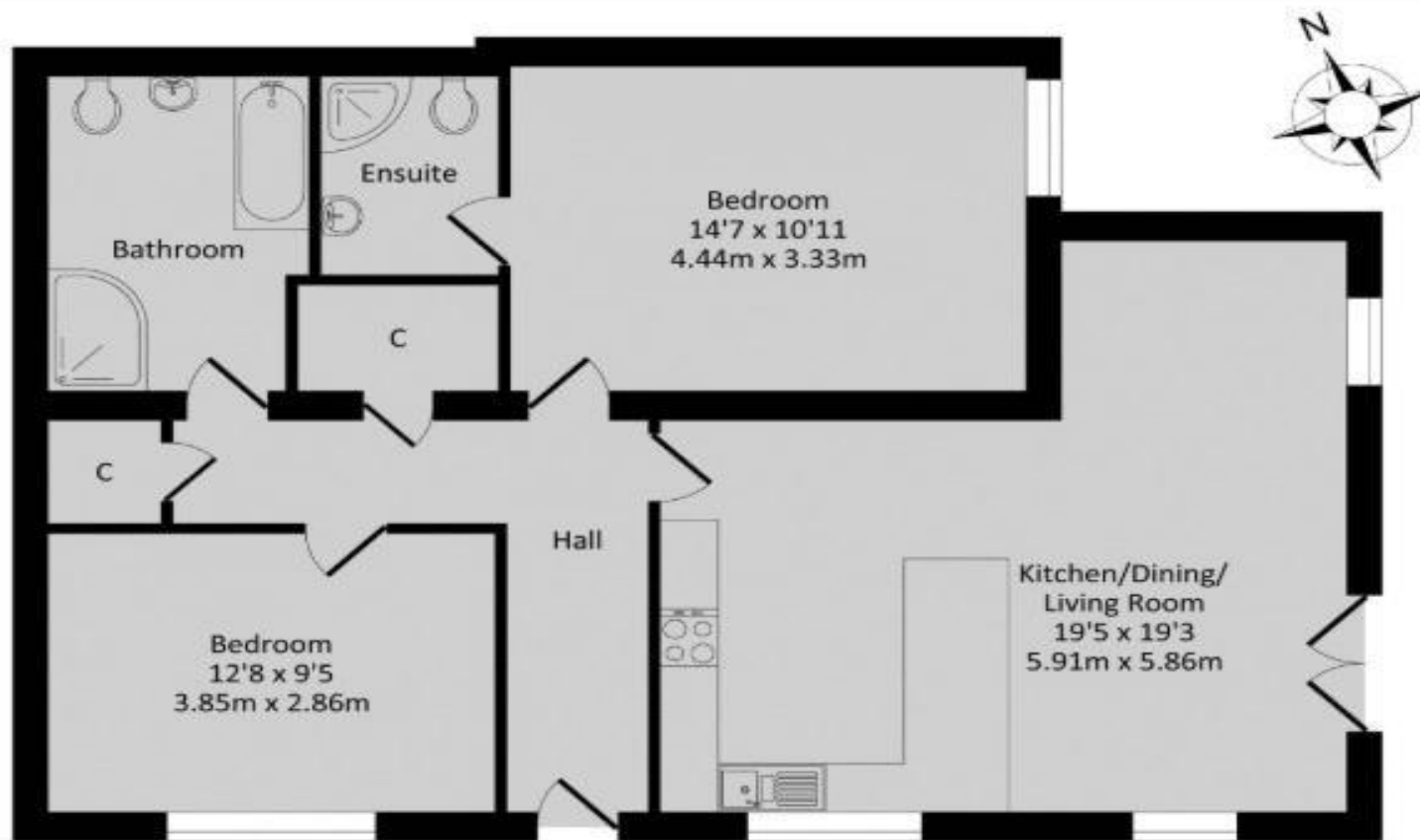
The property is held on a 125-year lease which commenced on 1st August 2015. There are currently 115 years remaining. Ground rent - £250 paid annually Service Charge – £1,150 paid annually. The Ground Rent is reviewed at fixed intervals. The next review is in 2040.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Asking Price: £260,000





Total Approx. Floor Area 863 Sq.Ft. (80.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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		

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.

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