

# Western Crescent Banbury



**ROUND & JACKSON**  
ESTATE AGENTS





# 39 Western Crescent

Banbury, Oxon, OX16 9BX

£195,000

A very well presented and spacious two bedroom duplex flat which is conveniently located close to the train station, town centre and a range of amenities.

## The Property

39 Western Crescent, Banbury is a modern duplex flat which is located within easy reach to the train station, town centre, local schooling and a range of amenities. The accommodation is arranged over two floors with an entrance hallway which provides access to the two large double bedroom and steps down to the family bathroom, sitting room and kitchen. Outside of the property there is a brick built storage shed and a communal parking area.

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

## Entrance Hallway

Doors to bedrooms one and two, a useful storage cupboard which houses the hot water cylinder, hatch to loft space and stairs down to the lower floor.

## Bedroom One

A large double bedroom with an attractive box bay window to the front.

## Bedroom Two

A double bedroom with a window to the front aspect.

## Family Bathroom

Fitted with a white suite comprising a panelled bath with shower over, W.C. and wash hand basin with a heated towel rail.

## Sitting Room

A large reception room with a box bay window to the rear overlooking Bankside park.

## Kitchen

Fitted with a range of white fronted cabinets with base units and drawers and work surfaces over. There is space and plumbing for a washing machine, fridge/freezer, free standing oven with an extractor hood above. There is an inset sink and draining board with a window to the rear aspect.

## Outside

To the rear of the property there is a brick built storage shed. To the front there is a communal parking area where parking is available on a first come first serve basis.



### Directions

From Banbury Cross proceed southwards via South bar Street and into the Oxford Road. Continue for approximately half a mile then turn immediately after the Horton hospital into Hightown road. Western Crescent will be found as the third turn on your right. Continue to the end of the road where the flat will be found on your left 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 (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 A.

### Viewing arrangements

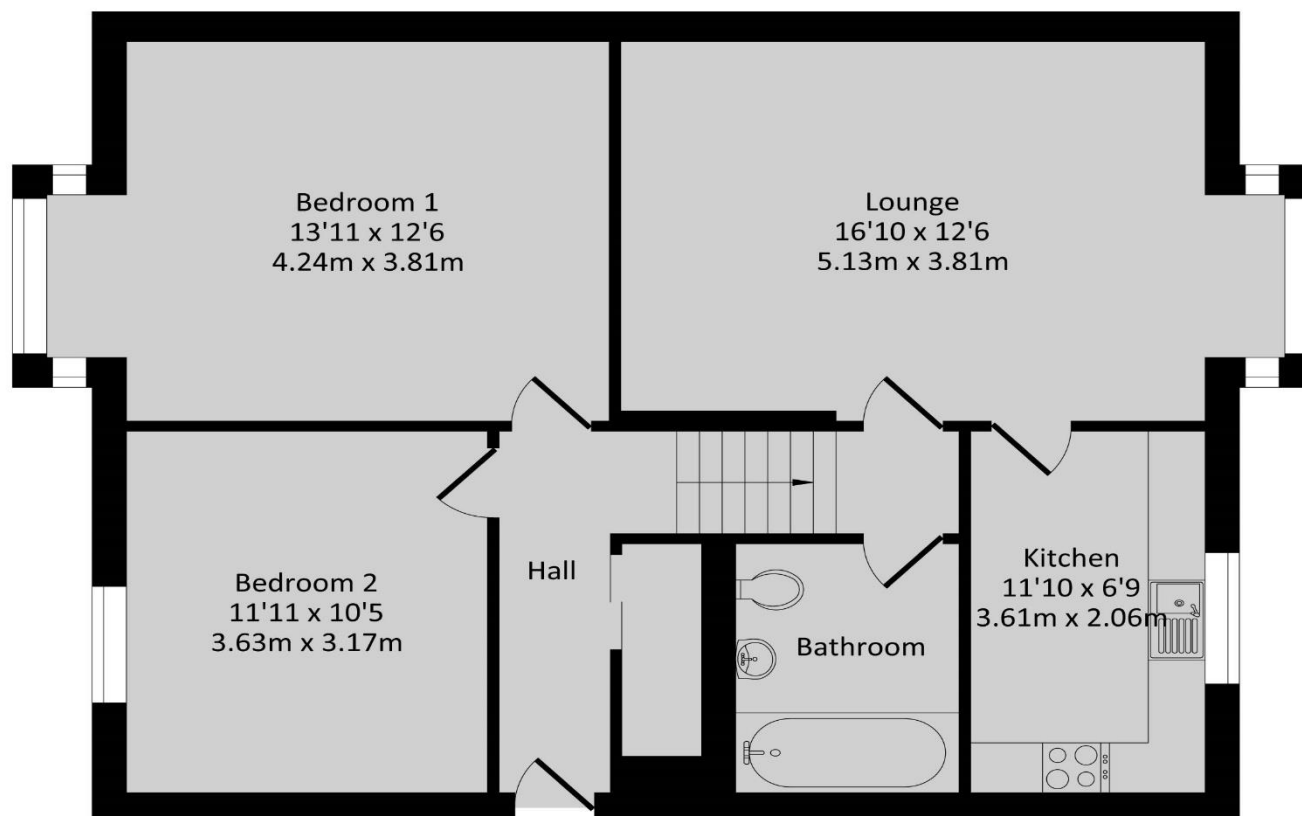
Strictly by prior arrangement with Round & Jackson

### Leasehold Information

The property is held on a 125 year lease which commenced on 1 January 1990. There are 89 years remaining.

We understand that there is an annual service charge of £745.71.

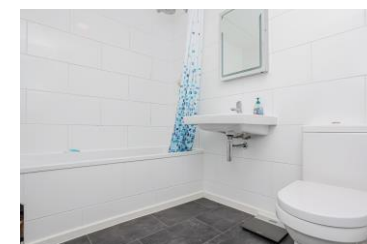




**Total Approx. Floor Area 793 Sq.Ft. (73.70 Sq.M.)**

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. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		

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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 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.