

Connells

Mercia House South Bar Street
Banbury

Mercia House South Bar Street
Banbury OX16 9AB

for sale guide price
£250,000







Property Description

Mercia House is an impressive Grade II listed period building that has been sympathetically converted into just ten individually designed apartments, occupying one of Banbury's most prestigious locations close to the iconic Banbury Cross. Rich in character and history, the development seamlessly blends original architectural features with modern comforts, creating a collection of truly unique homes.

Apartment 10 is situated within a more private section of the conversion overlooking West Bar and offers spacious, beautifully presented accommodation throughout. The apartment retains many attractive period features, including high ceilings and elegant proportions, which enhance its sense of space and charm.

Residents enjoy access to a grand communal entrance hall, landscaped communal gardens and a peaceful rear courtyard, providing attractive spaces to relax and unwind. The apartment further benefits from two allocated parking spaces, secure bicycle storage and a sought-after town centre location.

Banbury's shops, restaurants and leisure facilities are all within easy reach, while the railway station is approximately a 12-minute walk away, offering excellent connections for commuters. This exceptional apartment would suit professionals, downsizers, investors or those seeking a luxury lock-up-and-leave home in the heart of Banbury.

Entrance Hallway

Access to all rooms, two large storage cupboards and Utility room which houses the washing machine and tumble dryer. Light & Airy throughout.

Lounge/Kitchen/Dining

17' 1" x 25' 5" (5.21m x 7.75m)

A superb open plan room with high ceilings, wooden floors and three sash windows with outlooks over South Bar. There is ample space for a range of living and dining furniture. The kitchen is fitted with high quality modern eye level cabinets and base units and drawers with work surfaces over. There is an inset sink, electronic hob, with extractor over, double oven, microwave, dishwasher, fridge/freezer.

Bedroom One

18' x 11' 5" (5.49m x 3.48m)

A double room with two windows to the rear and a built in double wardrobes.

En-Suite

A modern ensuite with shower, wash hand basin and wc.

Bedroom Two

A double room with two windows to the front and a built in double wardrobe.

Bathroom

A modern Bathroom with bath,two wash hand basins and wc.

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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33 Bridge Street
BANBURY OX16 5PN

EPC Rating: Exempt

Council Tax Band: C

Service Charge: 1800.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309456

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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