



Connells

Mercia House South Bar Street
Banbury

Mercia House South Bar Street Banbury OX16 9AB

for sale offers in excess of
£275,000



Property Description

Mercia House is an imposing Grade II Listed period property, which has been sympathetically converted to provide ten unique and bespoke apartments located in the most desirable part of Banbury close to the famous Cross. Each apartment offers some fabulous, ornate and individual features that have been carefully blended with the different ages of the property.

There are some beautiful communal areas which include a grand entrance hallway, a landscaped communal garden and a car park to the rear. Apartment 10 is a superb apartment located to the rear of the conversion in a smaller section overlooking West Bar. The accommodation is very spacious and beautifully presented and there are many original features which include high ceilings.

Apartment 10 has the benefit of two parking spaces at the rear of the building, along with bicycle storage. A communal rear courtyard and front garden provide places to relax. Banbury town centre is easily accessible and the railway station is approximately 12 minutes' walk, making them ideal commuting, downsizing or investment properties.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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