



**Connells**

Mercia House South Bar Street  
Banbury



### 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.

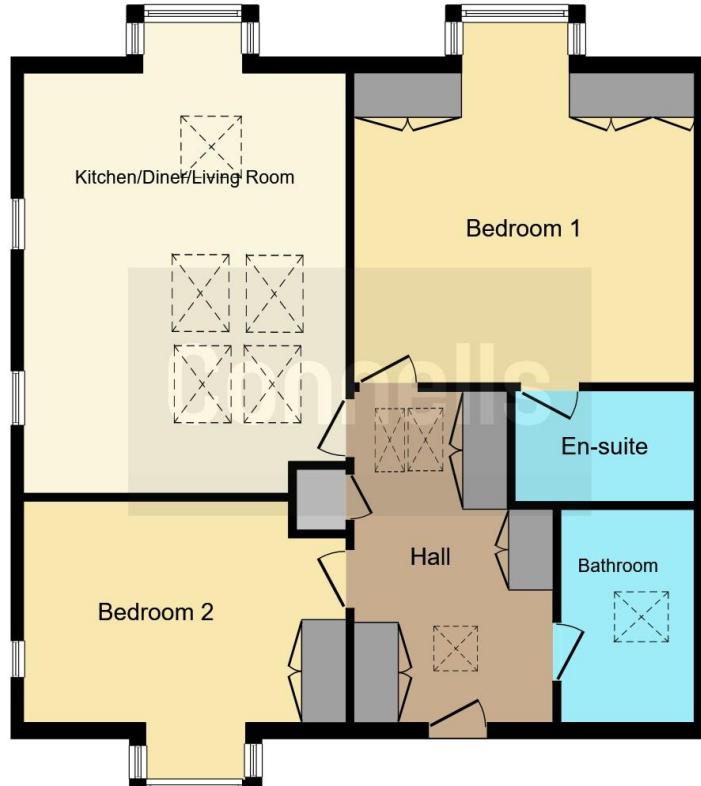
### Bathroom

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

## KEY FEATURES

- Stylish two bedroom penthouse apartment
- Master bedroom with ensuite shower room
- Bathroom with bath and shower over, wc, double handbasins
- Communal courtyard and garden
- Fully fitted kitchen with open plan dining and living area
- Second bedroom, storage cupboards
- Two Allocated parking spaces
- Desirable town location





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](http://www.focalagent.com)

To view this property please contact Connells on

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33 Bridge Street  
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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](http://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 Leasehold packs.

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