



Flat 4, Purston House, Alma Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS

# Flat 4, Purston House, Alma Road

Banbury, Oxon, OX16 4AD

£170,000

A spacious and well presented two bedroom first floor apartment with allocated parking conveniently located close to the train station and town centre. Available for sale with no onward chain.

## The Property

Flat 4, Purston House, Alma Road is a well presented and spacious, two-bedroom first floor apartment with allocated parking for one vehicle. The apartment is conveniently located within easy reach of the town centre, railway station and M40 motorway and is available for sale with no onward chain. The living accommodation comprises of an entrance hallway, sitting/dining room which is semi-open plan to the kitchen, a family bathroom and two double bedrooms with an en-suite shower room to the master. There is an allocated parking space to the rear of the building and there are various visitor parking spaces around the area.

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

## Entrance Hallway

Doors to all accommodation and an airing cupboard which houses the hot water cylinder and space and plumbing for a washing machine. Wood effect flooring throughout.

## Sitting/Dining Room

A spacious reception room with a continuation of the wood effect flooring and ample room for furniture. There is a Juliet balcony to the front aspect and an opening to the kitchen.

## Kitchen

Fitted with eye level cabinets with base units and drawers and work surfaces over with tiled splash backs. There is an inset sink and draining board and a window to the front aspect. There is an integrated single oven with a four ring electric hob above and extractor hood over, space and plumbing for a dishwasher and free standing fridge/freezer.

## Bedroom One & En-Suite

A good sized double bedroom with a Juliet balcony to the rear aspect and door to the en-suite. The en-suite is fitted with a double shower cubicle, wash hand basin, W.C. and heated towel rail.

## Bedroom Two

A spacious double bedroom with a window to the rear aspect.

## Bathroom

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

## Parking

To the rear of the property there is a car park with one allocated parking space. Throughout the street there are various visitor parking space available.



### Leasehold Information

The property is held on an 155 year Lease which commenced on February 1st 2005. 134 years remaining.

Ground rent: £273.00 per annum. Next due to be renewed in 2036.

Service charge: This differs between £600 - £800 which is payable at the end of June and December each year.

### Directions

From Banbury town centre proceed in an easterly direction via the Middleton Road. Turn right at the traffic lights into Merton Street and then take the right hand turn in into Alma Road. Continue straight and Purston House will be found directly in front of you.

### 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 (51 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.

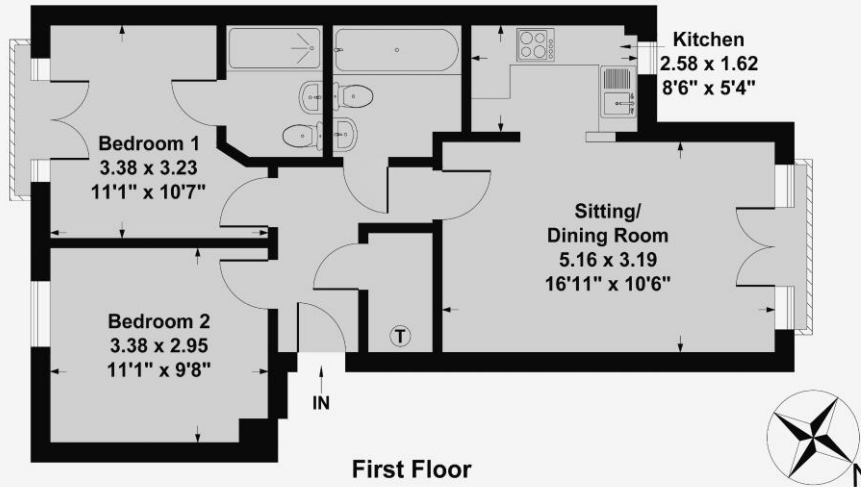
### Viewing Arrangements

By prior arrangement with Round & Jackson

### Tenure

A leasehold property.





First Floor

First Floor Approx Area = 56.44 sq m / 608 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
 T: 01295 279953 E: [office@roundandjackson.co.uk](mailto:office@roundandjackson.co.uk)  
[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)



**ROUND & JACKSON**  
 ESTATE AGENTS

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 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.