



10 Meadow Drive, Middleton Cheney
Banbury, Northants, OX17 2PT



ROUND & JACKSON
ESTATE AGENTS





A very well-presented ground floor one-bedroom apartment, benefitting from its own private entrance and forming part of an attractive and well-maintained development with large, beautifully maintained communal gardens.

The property

10 Meadow Drive, Middleton Cheney a very well-presented ground floor one-bedroom apartment, benefitting from its own private entrance and forming part of an attractive and well-maintained development with large, beautifully maintained communal gardens.

The property offers light and well-planned open-plan living accommodation, with a spacious kitchen/living/dining area providing an ideal space for both everyday living and entertaining. The kitchen is fitted in a shaker style with light oak-effect work surfaces and includes a range of integrated appliances, including an oven, induction hob, dishwasher and fridge, together with ample space for a dining table.

The living area is generous in size and includes a useful storage cupboard. The bedroom is a particularly good-sized double, featuring three windows which provide excellent natural light, along with a built-in wardrobe. The bathroom is fitted with a suite comprising a bath, WC and wash hand basin, marble effect panels and a skylight. Outside, the property benefits from an allocated parking space, together with additional visitor parking, along with access to the attractive communal gardens. A floorplan has been prepared to show the dimensions and layout of the property.

Kitchen/Dining/Sitting Room

A superb open-plan living space designed for modern living and entertaining, offering excellent space for both lounge and dining furniture. The kitchen is stylishly fitted with shaker-style cabinetry, complemented by quality work surfaces, a sink with drainer, induction hob with extractor hood, single oven, dishwasher, fridge and space for a washing machine.



Bedroom

A large double bedroom with three windows and a built-in wardrobe.

Family Bathroom

Fitted with a modern suite comprising a low level WC, a panelled bath, and a wash hand basin.

Outside

To the front of the property there is an allocated car parking space. There is additional visitor parking within the car park. To the rear of the building, there are extensive communal gardens, beautifully maintained and predominantly laid to lawn, complemented by well-stocked borders and a variety of established trees, creating an attractive and tranquil setting.



Situation

Middleton Cheney is a thriving and highly regarded village in South Northamptonshire, offering a vibrant community and a wide range of amenities not often found in village locations. It is one of the larger villages in the area and is particularly popular with families. The village provides an excellent selection of facilities, including a chemist, parish church, veterinary surgery, library, sports ground, village shop, post office and a choice of well-regarded public houses. The village hall hosts a variety of clubs and societies catering for all ages, contributing to a strong sense of community. Education is a particular strength, with schooling available from pre-school through to sixth form within the village, making it an ideal location for families. The surrounding countryside offers a wealth of walking, cycling and outdoor pursuits, while nearby Banbury provides a more comprehensive range of shopping and leisure facilities, including high street retailers and out-of-town retail parks. Banbury also benefits from a mainline railway station with regular services to London Marylebone and Birmingham, together with access to Junction 11 of the M40 motorway. The nearby market town of Brackley continues to grow and offers additional shopping, leisure and everyday amenities.

Directions

From Banbury Cross proceed out of town to the M40 Junction 11. Take the dual carriageway A422 signposted Middleton Cheney. At the large roundabout take the third exit onto the bypass towards Brackley. Take the first left hand turning into Middleton Cheney and Meadow Drive will be found after a short distance on the right hand side. The allocated parking space will be found after a short distance on the left. The apartment is accessed via its' own entrance door.

Services

All mains services are connected with the exception of gas. The electric boiler is located in the storage cupboard off the living room.

Tenure

The property is held on a 999 year lease which commenced in 2020. The freehold is owned by all the apartments (Cleaver Property Management Limited). The service charge and ground rent is £96 per month.

Local Authority

West Northants District Council. Council tax band B.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Asking Price: £240,000





Ground Floor

Total Approx. Floor Area 575 Sq.Ft. (53.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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