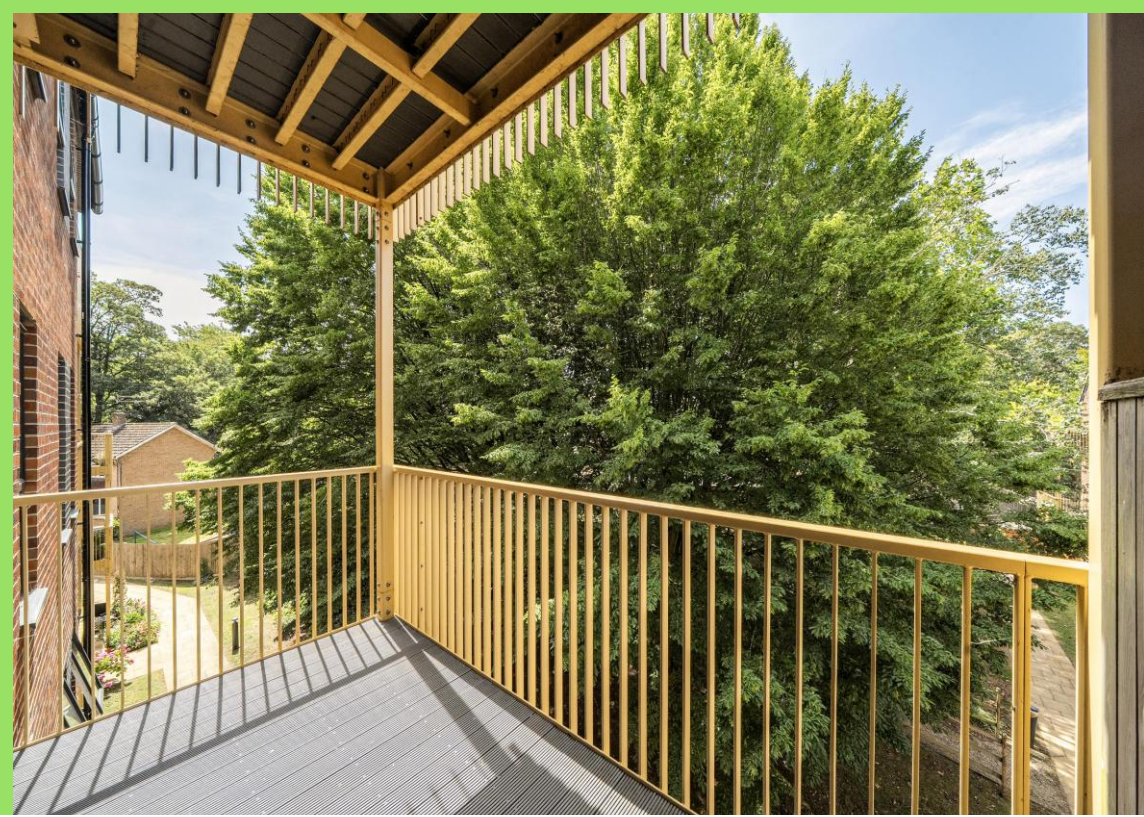




56 Park Gardens, Bath Road
Banbury, Oxon, OX16 9HQ



ROUND & JACKSON
ESTATE AGENTS





An exceptional two bedroom shared ownership retirement apartment in a prestigious development with outstanding communal facilities.

The property

Offered for sale on a 75% shared ownership basis at £187,500 (full market value £250,000), this spacious and beautifully presented two bedroom retirement apartment forms part of the highly regarded Park Gardens development by McCarthy Stone. Unlike many shared ownership properties, there is no rent payable on the remaining 25% share, making this an exceptionally attractive and affordable opportunity. Designed exclusively for later living, the development offers an independent lifestyle complemented by an exceptional range of communal facilities and support services where required. The apartment extends to approximately 824 sq. ft. and offers well-planned accommodation comprising a generous entrance hall, an impressive lounge/dining room, a separate fitted kitchen, a modern shower room and two excellent double bedrooms, with the principal bedroom having fitted mirrored wardrobes. Park Gardens occupies an enviable position adjacent to People's Park and is within comfortable walking distance of Banbury town centre, local amenities and the railway station, making it one of the town's most sought-after retirement developments.

Communal Entrance

The impressive communal entrance creates a superb first impression, featuring a double-height reception area with contemporary décor, comfortable seating and an elegant feature fireplace. This welcoming space provides the perfect place to relax with neighbours, welcome visitors or simply enjoy the surroundings. From here, residents have direct access to the superb on-site facilities, including the bistro café, residents' lounge, activity studio, gym, hair and beauty salon and beautifully maintained communal gardens.

Entrance Hallway

A spacious and welcoming entrance hall providing access to all principal rooms. There are useful storage cupboards and ample space for coats and shoes.

Sitting/Dining Room

A superb reception room of generous proportions offering plenty of space for both comfortable seating and a dining table. A sliding patio door gives access to a large balcony with pleasant outlooks over the communal gardens.

Kitchen

The kitchen is fitted with a contemporary range of high gloss wall and base units with contrasting work surfaces and matching upstands. Integrated appliances include an electric oven, microwave, four-ring hob with extractor hood over, together with an integrated fridge/freezer and concealed storage cupboards.

Bedroom One

A particularly spacious double bedroom with ample room for a full range of furniture.

Bedroom Two

A generous second double bedroom which would make an ideal guest bedroom, hobby room or study depending upon individual requirements.

Shower Room

Well-appointed with a large shower enclosure, wash hand basin and low-level W.C. Attractive tiling and fitted shelving.



Facilities

Park Gardens has been designed to provide an enjoyable and independent retirement lifestyle with an exceptional range of facilities available to residents. These include an attractive bistro café, residents' lounge, activity studio, gym, hair and beauty salon, landscaped communal gardens and a guest suite for visiting family and friends (subject to booking). A House Manager is available during office hours, with 24-hour emergency assistance providing additional peace of mind. Various social activities are organised for those who wish to participate, creating a friendly and welcoming community.

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.

Directions

From Banbury Cross proceed in a westerly direction via West Bar Street and continue into the Broughton Road. After passing the College on your right take the next turning on the right into Bath Road. Follow the road around to the right and continue for approximately 200 yards where Park Gardens will be found on your right hand side.

Services

All mains services connected with the exception of gas.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Tenure

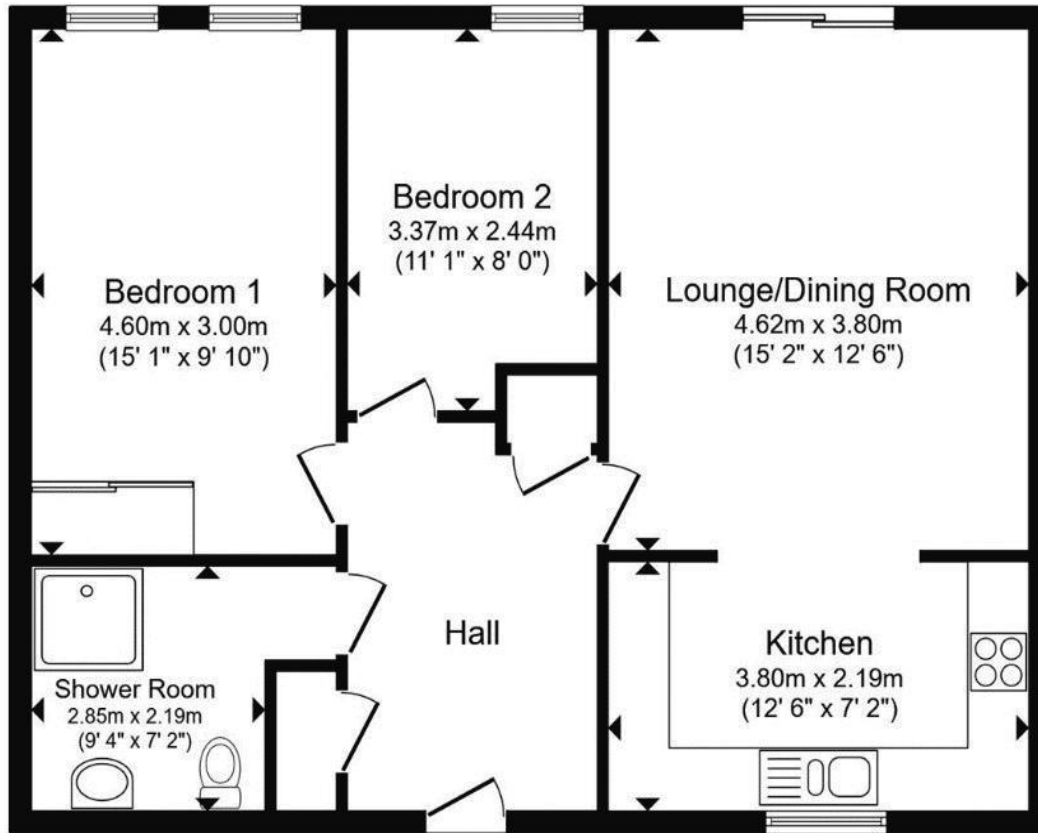
A Leasehold property. Length of Lease: 146 years remaining which commenced on 22nd March 2021. Ground Rent: £250.00 per annum. Service Charge: £612.22 per month.

Anti Money Laundering

In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

75% Shared Ownership
£187,500





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

Total floor area 76.5 m² (824 sq.ft.) approx

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).

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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