



Flat 17, The Courts, Warwick Road
Banbury, OX16 2FA



ROUND & JACKSON
ESTATE AGENTS





A quality conversion of the original Banbury Courthouse which was completed in around 2022. A spacious, high quality two-bedroom ground-floor apartment with stylish open-plan living and allocated parking. Benefits include an ensuite, communal gardens and visitor parking.

The property

A beautifully presented and particularly spacious two-bedroom ground-floor apartment, forming part of an attractive conversion by Talbot Homes on Warwick Road, Banbury. The property offers contemporary accommodation with high ceilings, quality herringbone LVT flooring and an impressive open-plan kitchen, dining and sitting room, which is flooded with natural light from rooflights and windows to the side. The accommodation includes a high-quality fitted kitchen with integrated appliances and breakfast bar, generous dining and seating areas, two large double bedrooms, an ensuite shower room and a separate family bathroom. Further benefits include excellent built-in storage and gas-fired central heating via a combination boiler. Outside, the property has one allocated parking space marked number 17, together with visitor parking and EV charging points. There is also a large communal garden area to the rear for residents to enjoy.

Entrance

The communal entrance is located to the side of the building and is accessed via an intercom entry system. This leads into the communal hallway, with a further door providing access into the apartment.

Open Plan Kitchen/Dining And Sitting Room

An impressive and particularly spacious open-plan living area with high ceilings and high-quality herringbone LVT flooring throughout. Central rooflights and two windows to the side aspect provide excellent natural light, creating a bright and airy space. The kitchen is fitted with a high-quality range of dark grey cabinets with worktops over and attractive panelled splashbacks. Integrated appliances include an electric oven, four-ring induction hob with extractor hood, washer dryer and slimline dishwasher. There is also an inset sink, space for a fridge freezer and a useful breakfast bar area. A large built-in storage cupboard provides excellent additional storage, and there is a further cupboard housing the gas-fired combination boiler. The kitchen flows naturally into the dining area, which provides plenty of space for a table and chairs, with the room continuing through to a comfortable seating area at the far end.



Inner Hallway

With continuation of the herringbone LVT flooring and doors leading to both bedrooms and the family bathroom.

Bedroom One

A large double bedroom with windows to the side aspect and continuation of the herringbone LVT flooring. There is plenty of space for bedroom furniture and a door leading into the ensuite shower room.

En-Suite

Fitted with a white suite comprising a large shower enclosure with rainfall and handheld shower heads, toilet and wash basin. There are attractive tiled splash backs, tiled flooring, a heated towel rail, fixed mirror and storage cabinet. A high ceiling and roof window provide additional natural light.

Bedroom Two

A further large double bedroom with windows to the side aspect and continuation of the herringbone LVT flooring, with plenty of space for bedroom furniture.



Main Bathroom

A spacious bathroom fitted with a white suite comprising a panelled bath, toilet and wash basin. There are attractive tiled splash backs, tiled flooring and a heated towel rail. The room also benefits from a high ceiling and roof window.

Parking

The apartment benefits from one allocated parking space within the car park, clearly marked number 17. There are additional visitor parking spaces and EV charging points available within the development.

Communal Gardens

To the rear of the building is a large communal garden area for residents. This is accessed via the main entrance beneath The Court building's name, continuing through the communal hallway and through two further doors leading into the garden.

Agents Note

A share of freehold property. There are approximately 994 years remaining on the lease. The current service charge is £1,472 per annum, which can be paid in two instalments. The management company is SJB Properties, Banbury. The conversion of the building was carried out by Talbot Homes.

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 northwards via Horsefair and North Bar Street. At the crossroads with traffic lights, turn left into Warwick Road. Continue along and after around 20 yards you will see The Courts Building on your right. The communal door to the apartment will be found on the left side of the building as you turn in from the Warwick road.

Services

All mains services connected. The gas boiler is located in the sitting room.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

Share of freehold.

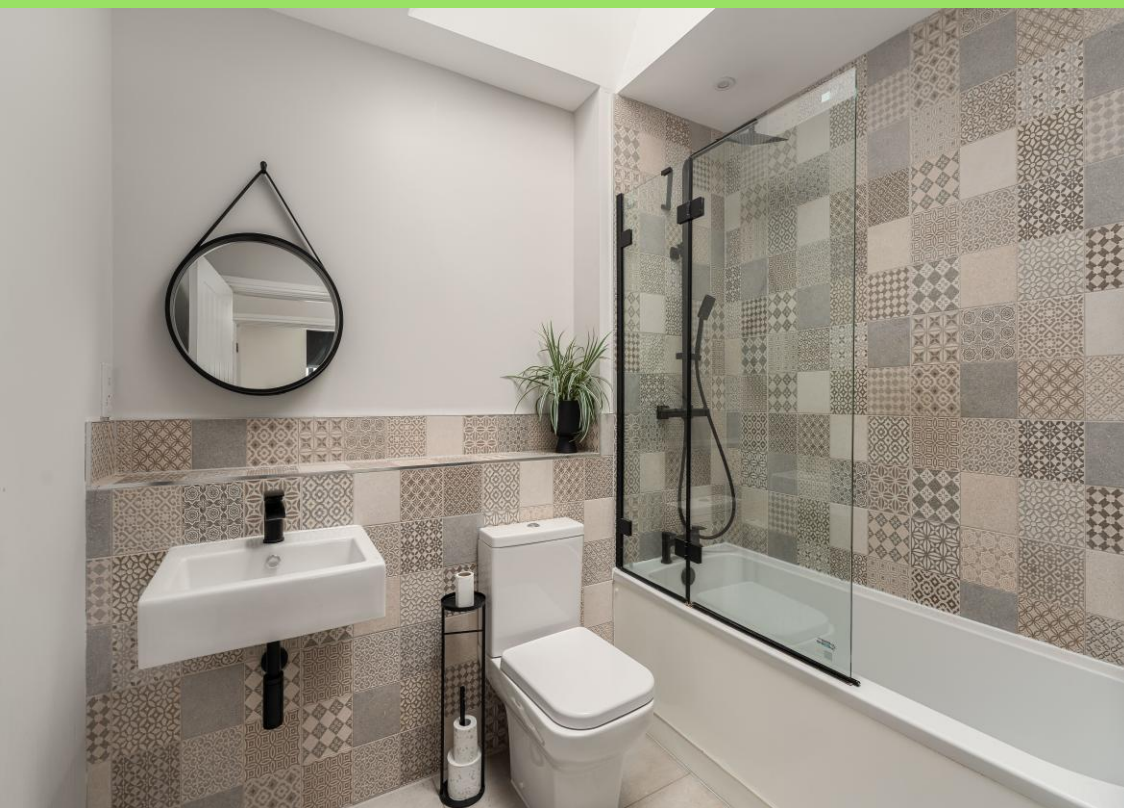
Service charge

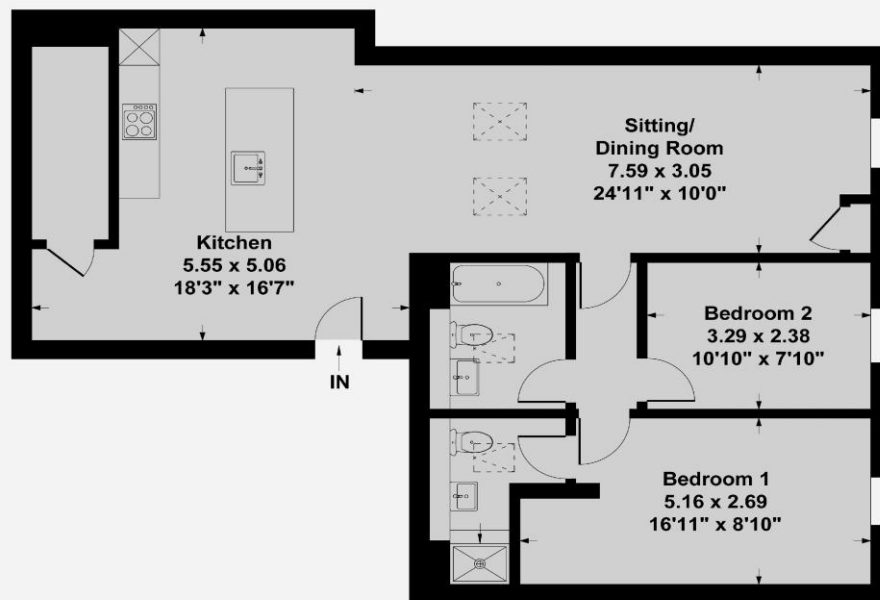
£1472.00 per year.

Lease

Around 994 years remaining on the head lease.

Asking Price: £275,000



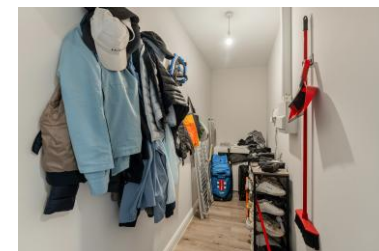


Ground Floor

Ground Floor Approx Area = 83.19 sq m / 896 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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