



48 Peoples Place, Warwick Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 48 Peoples Place, Warwick Road

Banbury, OX16 0FJ

£166,000

A well presented and very spacious, modern, two bedroom first floor flat with allocated parking and located within this pleasant gated development close to Banbury town centre and train station.

## The Property

48 Peoples Place, Banbury is a superb first floor apartment which forms part of this modern, gated development within the town centre. The property has a hallway with built in storage, a large open plan sitting/dining room with a modern kitchen, two bedrooms and a modern family bathroom. There is one allocated parking space within the car park at the rear. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

Doors to all rooms with laminate flooring and there are two storage cupboards, one of which houses the hot water tank. Wall mounted electric heater.

## Sitting Room/Kitchen

A spacious open-plan room with two windows to the rear aspect. There is plenty of space for lounge furniture and a table and chairs. The kitchen is fitted with a range of white gloss cabinets with worktops over and attractive tiled splash backs. There is an inset one and a half bowl sink with drainer, an integrated electric oven, four ring electric hob and extractor hood. There is space and plumbing for a washing machine and fridge and there is wood effect laminate flooring throughout. There is a wall mounted electric heater and the intercom receiver for the main door will be found here.

## Bedroom One

A large double bedroom with a window to the front aspect, laminate flooring, and a wall mounted electric heater. There is a built-in wardrobe.

## Bedroom Two

A good size double bedroom with a window to the rear aspect, laminate flooring and a wall mounted electric heater.

## Family Bathroom

A good size modern bathroom which is fitted with a white suite comprising a P shaped panelled bath, toilet and a wash basin. There is attractive white tiling, vinyl flooring and there is a mixer shower over the bath.

## Outside

Outside there is a parking space for one vehicle marked 48. The parking space will be found directly in front of you, towards the block at the back of the carpark, as you enter via the gates.

### Directions

From Banbury Cross proceed via North Bar Street and bear left at the traffic lights where Peoples Place will be seen on your left. Travel a short distance where the entrance to the apartments will be seen on your left.

### Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 55 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary, secondary and mixed boarding schools. Local leisure retreats include Soho Farm House (11 miles), Tadmerton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

### Services

Mains water, drainage and electricity.

### Local Authority

Cherwell District Council. Tax band B.

### Tenure

A Leasehold property.

Remainder of 125 year Lease which commenced on 1st January 2004 (Around 105 years remaining).

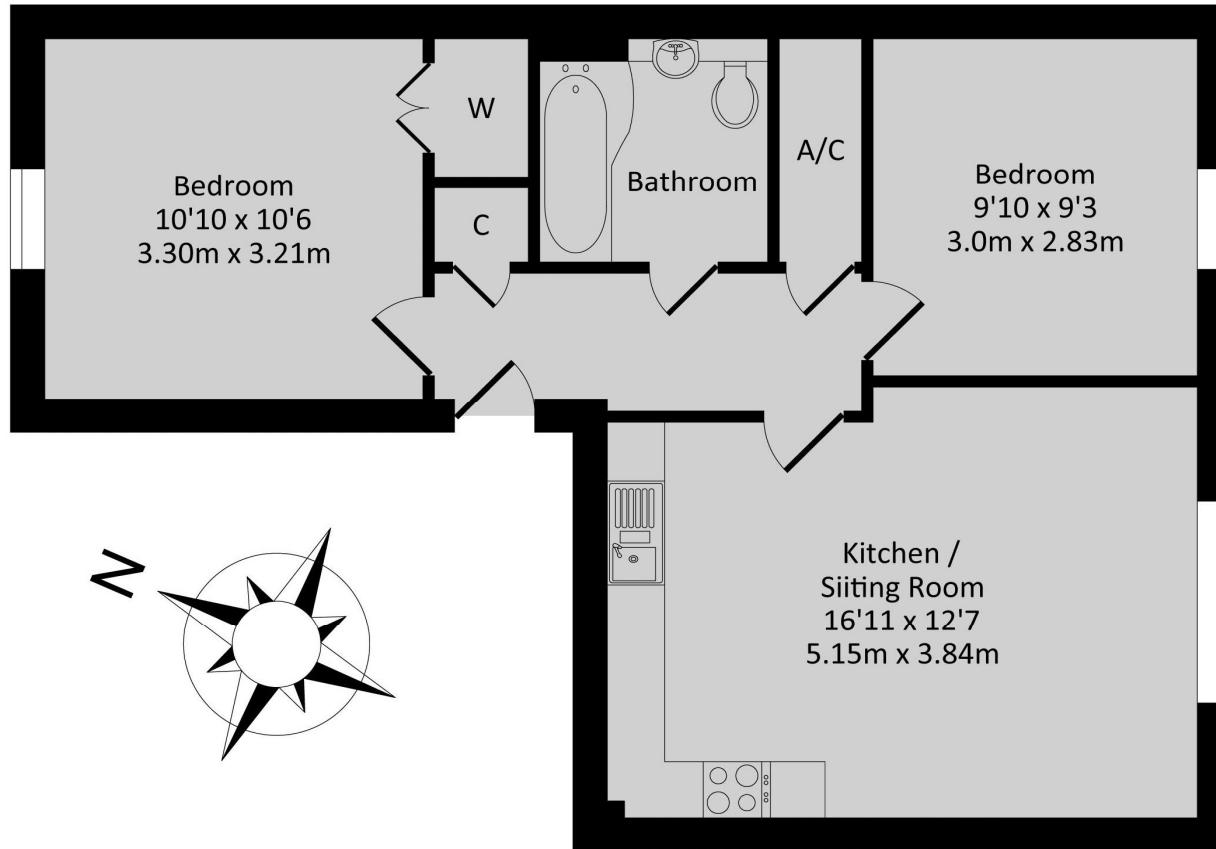
Annual ground rent is £50.00, reviewed every ten years.

Annual service charge for 2024 is £1298.74.

### Viewing Arrangements

By prior arrangement with Round & Jackson.





**Total Approx. Floor Area 554 Sq.Ft. (51.50 Sq.M.)**

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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  
 www.roundandjackson.co.uk



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