



Christchurch Court  
Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# 17 Christchurch Court

Banbury, Oxon, OX16 5DT

£135,000

An immaculately presented one bedroom maisonette which is conveniently located in the town centre and within walking distance to the train station.

## The Property

Flat 17, Christchurch Court is a very well-presented upper floor maisonette which is conveniently located in Banbury town centre and within walking distance to the train station. The property has been completely refurbished in recent years to a high standard. There is an entrance hallway, family bathroom, open plan kitchen/living area with stairs then rising to the mezzanine double bedroom.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

## Entrance Hallway

Main door and window to the front, stairs rising to the first floor, door to family bathroom and step down to the living area and kitchen. Wooden flooring throughout.

## Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, W.C. and wash hand basin. There is attractive tiled splashback and flooring with a window to the front aspect.

## Kitchen/Sitting Room

The kitchen is fitted with a range of modern cabinets with base units and drawers with work surfaces over. There is an integrated under counter fridge, single oven with a four ring electric hob over and extractor hood above with tiled flooring. There is also a useful breakfast bar which separates the kitchen and living room space.

Within the sitting room there is ample space for furniture, an understairs cupboard and a window to the rear aspect. Wooden flooring throughout.

## Bedroom

A large mezzanine double bedroom with a Velux Style window and useful eaves storage.

## Parking

Within the communal park there is an allocated car parking space.

### Directions

From Banbury Cross proceed along the High Street and into George Street, after a short distance turn left into Christchurch Court and then proceed to take the first left where the underground communal car park will be found.

### 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

Mains water and electricity.

### Local Authority

Cherwell District Council. Tax band A.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

A Leasehold property

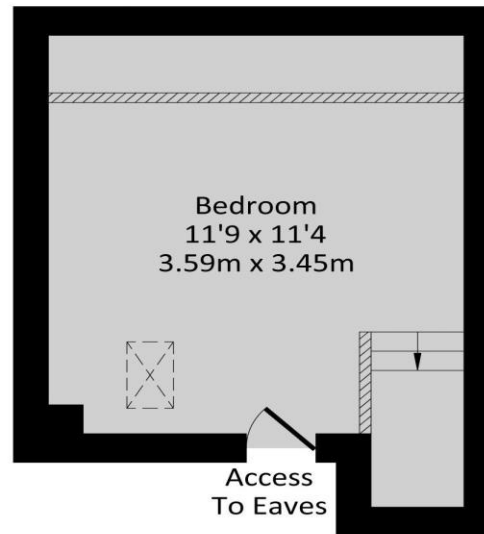
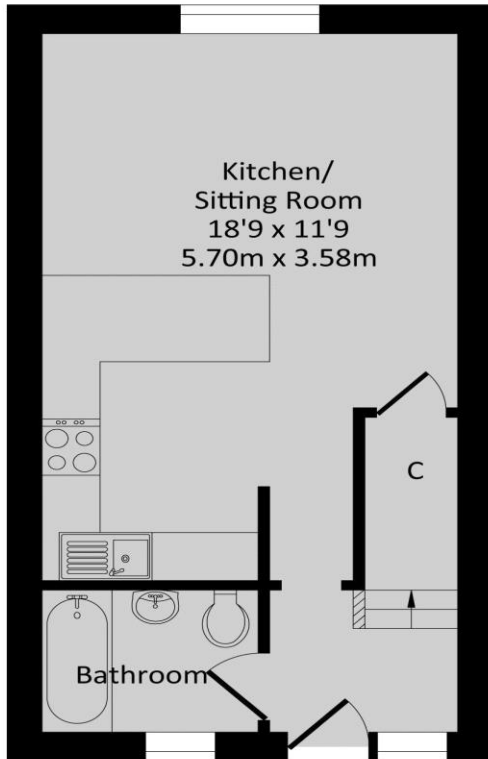
### Leasehold Information

Ground/maintenance rent: £768.60 paid twice a year in January and July. Lease: 999 years from 1st January 1986.



Ground Floor  
 Approx. Floor Area 281 Sq.Ft.  
 (26.10 Sq.M.)

First Floor  
 Approx. Floor Area 167 Sq.Ft.  
 (15.50 Sq.M.)



Total Approx. Floor Area 448 Sq.Ft. (41.60 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		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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