



53 Victoria Place  
Banbury



ROUND & JACKSON  
ESTATE AGENTS

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# 53 Victoria Place

Banbury, OX16 3NN

£180,000

A well presented and very spacious two bedroom ground floor flat with parking. The property has high ceilings, it's own entrance door and is located within this popular development, close to the town centre and train station.

## The Property

53 Victoria Place, Banbury, is a spacious ground floor flat with two bedrooms and high ceilings throughout. The property has its own entrance doors to the front and rear which is a real bonus. There is a parking space for one vehicle in front of the building and there is visitor parking within the carpark also. Victoria Place is a pleasant development and is ideally situated, close to the train station and town centre. The accommodation is arranged over ground floor level and is well laid out. There is a personal entrance door from the front of the block into the kitchen and also from the rear of the block into the hallway. There is a hallway with a cupboard housing the hot water tank, a spacious sitting room, two good size bedrooms, a kitchen and a bathroom. There is hard flooring throughout and modern electric wall heaters. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

Doors leading to all the ground floor rooms and large cupboard housing the hot water tank with shelving. High ceilings and good quality wood effect flooring throughout. Modern wall mounted electric heater.

## Sitting Room

A spacious and very bright and airy sitting room with high ceilings, two windows to the front aspect. The wood effect flooring continues and there is a modern, wall mounted electric heater fitted.

## Kitchen

Fitted with a range of modern, white gloss cabinets with wooden worktops over and attractive white tiled splash backs. There is an inset sink with drainer, an integrated electric oven and two ring electric hob. There is space and plumbing for a washing machine and space for a fridge and freezer. The wood effect flooring continues, as do the high ceilings and there is a door and window to the rear aspect.

## Bedroom One

A large double bedroom with high ceilings, a window to the rear aspect and a built-in wardrobe. The wood effect flooring continues and there is a modern, wall mounted electric heater fitted.

## Bedroom Two

A double bedroom with high ceilings and a window to the rear aspect. The wood effect flooring continues and there is a wall mounted, electric heater fitted.

### Family Bathroom

The bathroom has high ceilings and is fitted with a white suite comprising a panelled bath, a toilet and a wash basin. There is a heated towel rail, tiled splash backs and tiled flooring and there is a window to the front aspect.

### Outside

To the front of the property there is a pleasant grassed area and pathway leading to the front door. To the rear of the property there is a personal door leading out onto a paved pathway. There is an allocated parking area to the front of the property where there are five spaces available, the property has the right to use one of these.

### Directions

From Banbury Cross proceed via the High Street and continue as it merges into George Street. At the traffic light controlled T junction turn left on to the A4260 and right at the next set of lights on to Bridge Street. Follow the road over the railway bridge as it becomes Middleton Road and take the next left for Waterloo Drive. Take the first right into Victoria Place and follow the road to the right. Continue until the road bends to the left where Number 53 will be found on your right hand side with the number on the door. The parking is one of the 5 spaces directly in front of the building.

### 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 (55 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

All mains services connected with the exception of gas. Electric wall heaters fitted.

### Local Authority

Cherwell District Council. Tax band B.

### Tenure

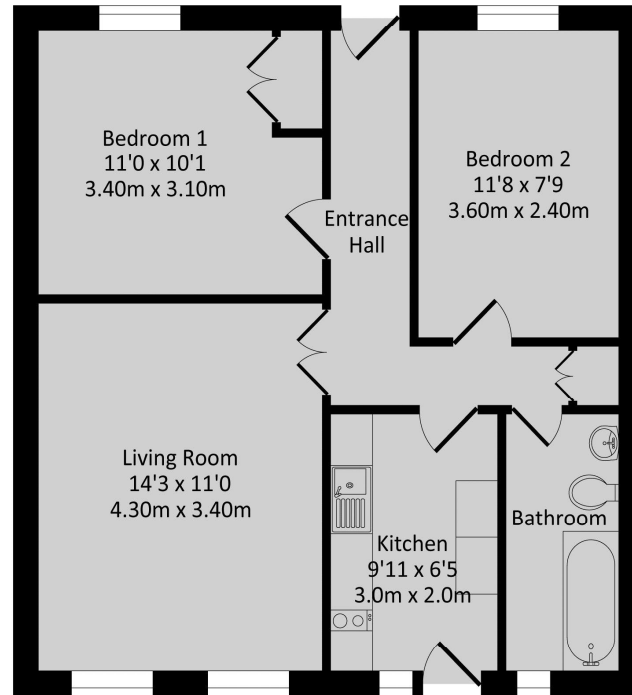
A leasehold property. Current lease expires on 30/06/2177 so approximately 153 years remaining. The freeholder is Carr and Co and the managing agent is SJB properties on behalf of the Victoria Place Admin Co. Annual service charge £1150 pa. Ground rent £35 pa.

### Viewing arrangements

Strictly by appointment with Round & Jackson



Approx. Floor Area 536 Sq.Ft. (49.8 Sq.M.)



Total Approx. Floor Area 536 Sq.Ft. (49.8Sq.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             | 70 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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