



Rosmary Drive  
Leamington Spa



**ROUND & JACKSON**  
ESTATE AGENTS



# 11 Rosemary Drive

Banbury, Oxon, OX16 1ES

£165,000

A spacious and modern first floor apartment with two double bedrooms and allocated parking. Located close to a wide range of amenities and local schooling.

## The Property

11 Rosemary Drive, Banbury is a spacious two bedroom, first floor apartment which is conveniently located close to a wide range of amenities. The accommodation comprises of a central entrance hallway, two double bedrooms, a large sitting room/dining area, kitchen and a modern family bathroom. Outside there is a car park with an allocated parking space and four visitor parking spaces which are on a first come first serve basis.

Some of the main features include:

## Entrance Hallway

A central hallway with a useful storage cupboard and doors to all accommodation.

## Sitting Room/Diner

A large and bright reception room with ample space for sitting room and dining furniture. There is a south facing Juliet balcony and window to the front aspect.

## Kitchen

Fitted with eye level cabinets and base units and drawers with work surfaces over. There is an inset sink and draining board, four ring electric hob with extractor hood over, single oven and space and plumbing for a washing machine. Window to the front aspect.

## Bedroom One

A double bedroom with a window to the front aspect.

## Bedroom Two

A double bedroom with a window to the front aspect.

## Family Bathroom

A modern white suite comprising a panelled bath with shower over, W.C, wash hand basin and tiled splashbacks.

## Outside

There is a car park to the rear with an allocated parking space. There are also four visitor parking spaces which are available on a first come first serve basis.

## Leasehold Information

A leasehold property with a 125 year lease which commenced in 2005.

Service charge: Approximately £929 every 6 months.

Ground rent: £140.59 every six months.

This is reviewed every 5 years and is next due for renewal in January 2025.

### Directions

From Banbury town centre proceed in a northerly direction along the Southam Road (A423). On the outskirts of the town turn left at the roundabout after Tesco's supermarket into Duke's Meadow Drive. At the third roundabout turn left into Winter Gardens Way and then take the next turning left into Rosemary Drive. The apartment block is the first 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 complex, 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 57 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. There is a local supermarket a short walk from the property. The local area provides a range of primary and secondary schools; with NOA and Hanwell Fields Academy both only a mile away.

### Services

All mains services connected with the exception of gas.

### Local Authority.

Cherwell District Council. Tax band B.

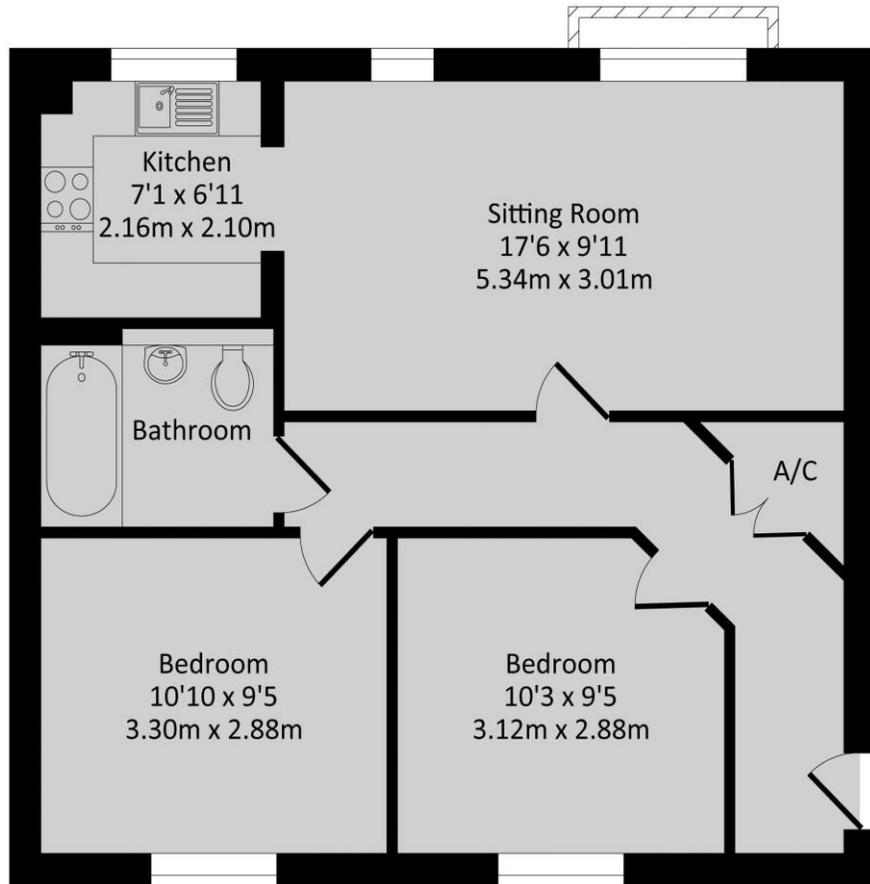
### Viewings

Strictly by prior arrangement with Round & Jackson.

### Tenure

A Leasehold property.





**Total Approx. Floor Area 581 Sq.Ft. (54.0 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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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