



Parklands  
Banbury



**ROUND & JACKSON**  
ESTATE AGENTS



# 31 Parklands

Banbury, OX16 2SY

£130,000

A very well presented first floor apartment with allocated parking and located on this popular development within walking distance of the town centre. No onward chain with this property.

## The property

31 Parklands, Banbury is a very well presented, one bedroom first floor apartment with allocated parking to the front. The property is located on the popular Parklands development with easy access into the town centre and there are shops and amenities near by. The living accommodation is arranged over one floor and is well laid out. There is an entrance doorway with stairs leading up to a landing area with doors leading off into the open plan kitchen/sitting room, bedroom, bathroom and there is a storage cupboard housing the hot water tank. Outside to the front there is allocated parking for one vehicle and there is plenty of visitor parking spaces. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

External doorway giving access to the stairs which lead to the first floor landing.

## First Floor Landing

Doors to all rooms and a useful storage cupboard which houses the hot water tank and has shelving above.

## Sitting Room/Kitchen

A good sized open plan sitting room and kitchen. The sitting room has a window to the rear aspect and there is a large opening leading into the kitchen allowing for entertaining whilst cooking. The kitchen is fitted with a range of white cabinets with worktops over and attractive tiled splash backs. There is an integrated electric oven, electric hob and extractor hood and the fridge freezer and washing machine will remain. There is a fitted sink with drainer and a window to the front aspect.

## Bedroom

A good sized double bedroom with a window to the rear aspect.

## Family Bathroom

Fitted with a modern white suite comprising a panelled bath, toilet and wash basin. There are attractive white tiled splash backs and there is an electric shower over the bath with a window to the front aspect.

## Outside

To the front of the property there is allocated parking for one vehicle and there is ample visitor parking.



### Directions

From Banbury Cross proceed north and turn left at the crossroads into the Warwick road. Continue for approximately half of a mile and at the roundabout take the third exit into Parklands. Take the first turning on the left where Number 31 will be found in the bottom left hand corner.

### 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 the Town and many places of historical interest are within easy reach.

### Services

All services connected with the exception of gas. The heating is electric.

### Local Authority

Cherwell District Council. Tax band A.

### Viewings

Strictly by prior arrangement with Round & Jackson.

### Tenure

A leasehold property.

### Service charge

The annual service charge is believed to be £1437.36 which is payable to First Port Property Management. (This covers insurance, maintenance of the grounds, management fee, audit fees etc).

### Ground Rent

There is a peppercorn ground rent set up for the property.

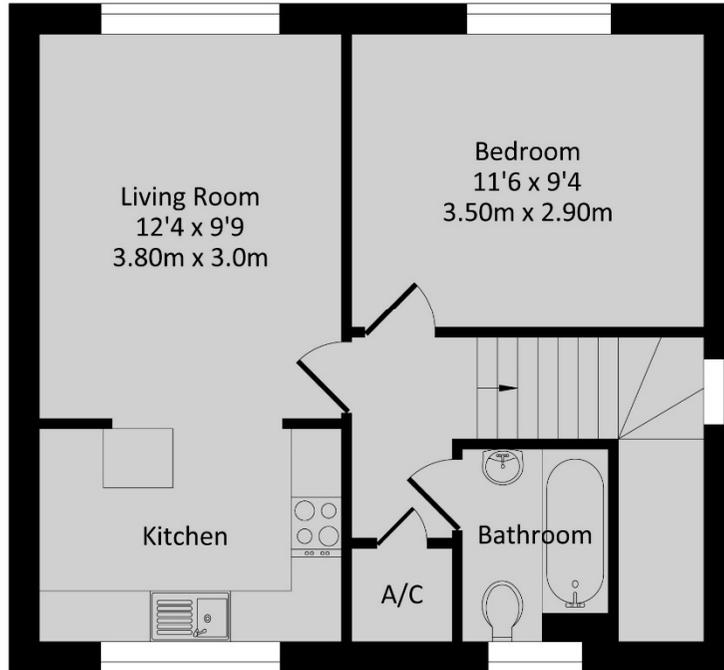
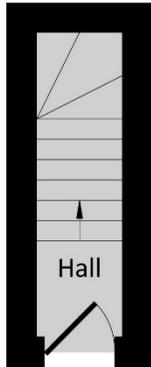
### Lease

The Lease was set up in 1994 and has 970 years remaining.



Ground Floor  
Approx. Floor  
Area 29 Sq.Ft.  
(2.70 Sq.M.)

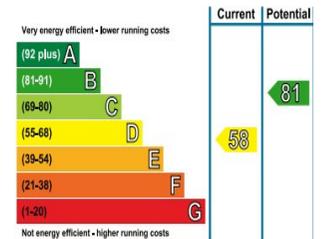
First Floor  
Approx. Floor  
Area 398 Sq.Ft.  
(36.90 Sq.M.)



Total Approx. Floor Area 426 Sq.Ft. (39.60 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.



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