



1-2 St. Johns Place
Banbury



ROUND & JACKSON
ESTATE AGENTS



Flat 1B, 1-2 St. Johns Place

Banbury, Oxon, OX16 5HP

£189,950

A spacious and beautifully converted top floor apartment close to Banbury Cross, town centre amenities and the train station.

The Property

1B is a charming and spacious second floor apartment forming part of this handsome Grade II listed Town House situated in a convenient and central location.

Positioned on the corner of the Oxford Road and St Johns Road it is ideally situated for all daily amenities and has a lovely outlook across the townscape. The accommodation comprises a sociable open plan reception space and kitchen, two double bedrooms and a modern fitted bathroom.

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

Entrance

Steps lead to the front door serving the communal entrance hall, stairs leading to;

Hallway

Private door leading to the hallway with oak panel doors to;

Kitchen

A fantastic kitchen with an open plan layout to the sitting room. The kitchen is fitted with a range of modern white fronted gloss cabinets with wood surfaces and metro style tiled splashbacks. Wood laminate flooring continues into the sitting area and an exposed brick chimney breast partially divides the two areas.

Sitting room

With two sash style windows to the front offering lots of natural light and views over the town and Banbury Cross.

Bedroom one

A spacious double bedroom with a window to the front, hatch to loft space.

Bedroom two

A good sized double bedroom with two windows to the front.

Bathroom

Fitted with a modern white suite comprising a bath with stylish natural stone splashback, WC, circular sink with wooden pedestal, walk in shower cubicle, natural stone tiled floor, heated towel rail.

Directions

The property is located a short distance from Banbury Cross. Proceed south from the Cross where the property will be seen on the corner of St Johns Road.

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 is within walking distance and 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. The local area provides a range of primary and secondary schools. Local leisure retreats include The Light Banbury (1.5 miles), Soho Farm House (11 miles), Tadmarton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Services

Mains water and electricity. Electric heating.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

Strictly by prior arrangement with Round & Jackson.

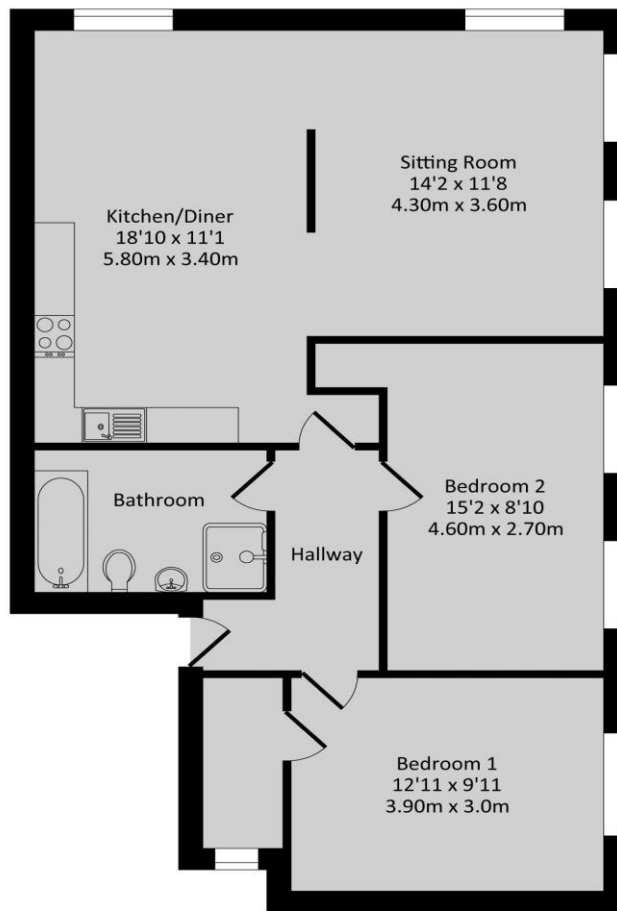
Tenure

A leasehold property. The property is held on an 125 year lease which commenced in January 2012.

Ground Rent: £250 p/a

Service Charge: £800 p/a

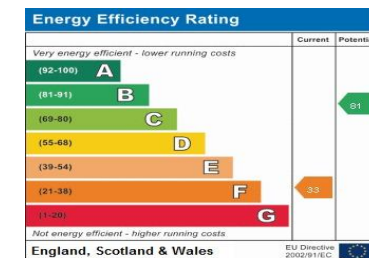




Total Approx. Floor Area 798 Sq.Ft. (74.20 Sq.M.)

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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