



Peoples Place, Warwick Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 6 Peoples Place, Warwick Road

Banbury, Oxon, OX16 0FJ

£185,000

A modern, first floor two bedroom apartment forming part of this gated development located within Banbury town centre. Available for sale with no onward chain.

## The Property

6 Peoples Place, Banbury is a superb first floor apartment which forms part of this modern, gated development within the town centre. The property has a spacious hallway with built in storage, a large open plan sitting/dining room with a modern kitchen, two bedrooms and a modern family bathroom. There is one allocated parking space within the car park at the rear.

## Bedroom One

A large double room with a built in double wardrobe and two sash windows to the front aspect.

## Bedroom Two

A good sized single room with a window to the front aspect.

## Family Bathroom

A modern bathroom fitted with a shower bath, a wash hand basin and WC.

## Leasehold Information

Remainder of 125 year Lease which commenced in 2004 (106 years remaining).

Annual ground rent: £50.00 reviewed every ten years.

Annual service charge: £1,768.00 reviewed annually.

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

## Entrance Hallway

A spacious hallway with two double storage cupboards and doors to all accommodation.

## Sitting/Dining Room

A superb open plan room with ample space for furniture and two sash windows to the front aspect.

## Kitchen

Fitted with modern cabinets and base units and drawers with work surfaces over and tiled splashbacks. There is an integrated washing machine, sink and drainer, four ring electric hob, extractor hood over and electric oven and space for a fridge/freezer. There are two sash windows to the front aspect.



### Directions

From Banbury Cross proceed via North Bar Street and bear left at the traffic lights where Peoples Place will be seen on your left. Travel a short distance where the entrance to the apartments will be seen 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, 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. The local area provides a range of primary, secondary and mixed boarding schools. Local leisure retreats include Soho Farm House (11 miles), Tadmarton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

### Services

Services Mains water, drainage and electricity.

### Local Authority

Cherwell District Council. Tax band B.

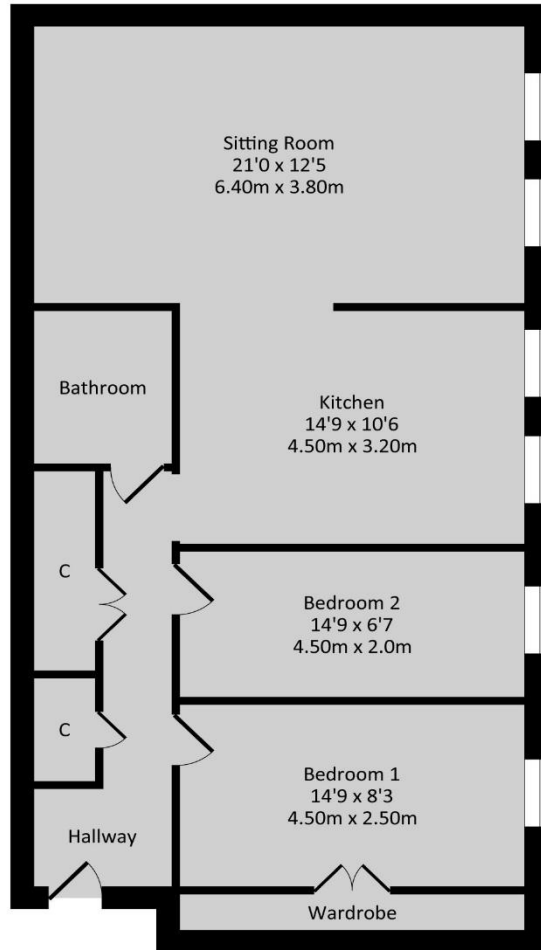
### Tenure

A Leasehold property.

### Viewing Arrangements

By prior arrangement with Round & Jackson.





**Total Approx. Floor Area 828 Sq.Ft. (76.9 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		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
 T: 01295 279953 E: office@roundandjackson.co.uk  
 www.roundandjackson.co.uk



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