



33 Fircroft, Hightown Road  
Banbury



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ESTATE AGENTS

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# 33 Fircroft, Hightown Road

Banbury, Oxon, OX16 9XT

£109,950

A spacious first floor apartment forming part of this beautiful period house conversion, located close to the town centre and a wide range of amenities. Residents must be aged 55 and over.

## The Property

33 Fircroft, Banbury is a spacious one bedroom apartment within this highly regarded private development for those aged 55 and over. The property is located on the first floor of this beautiful period house and is located close to two supermarkets, the train station, the Horton general hospital and town centre. The entrance hallway leads on to the sitting room, the bedroom and bathroom and the kitchen is located just off of the sitting room. Outside there are lovely communal gardens and there is a large car park to the front and side with spaces available on a first come, first served basis.

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

## Communal Hallway

A spacious hallway with the original staircase giving access to the first floor.

## Hallway

Giving access to the bedroom, sitting room and shower room.

## Sitting Room

Ample space for a range of furniture, two windows to the front, an airing cupboard and a door to the kitchen.

## Kitchen/Breakfast Room

Range of base and eye level units, laminate work surfaces, built-in stainless steel sink unit, space for electric cooker and fridge/freezer. Space for washing machine, breakfast bar, space for table, night storage heater.

## Shower Room

Fitted double shower cubicle, wash hand basin and W.C. Storage cupboard and heated towel rail.

## Bedroom

A double room with built in furniture and two windows to the side.

## Outside

To the front of the property there is a lawned garden with a path to the front door. To the rear there is a large communal garden which is predominantly laid to lawn. There is also a communal car park where parking is available on a first come, first served basis.



### Directions

From Banbury Cross Proceed via South Bar Street and continue into the Oxford Road. Having passed the Horton General Hospital turn immediately left in Hightown Road. The Fircroft development will be found on your right after approximately 400 yards.

### 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 (51 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

Mains water, drainage and electricity connected. Electric heating.

### Local Authority

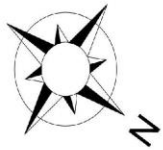
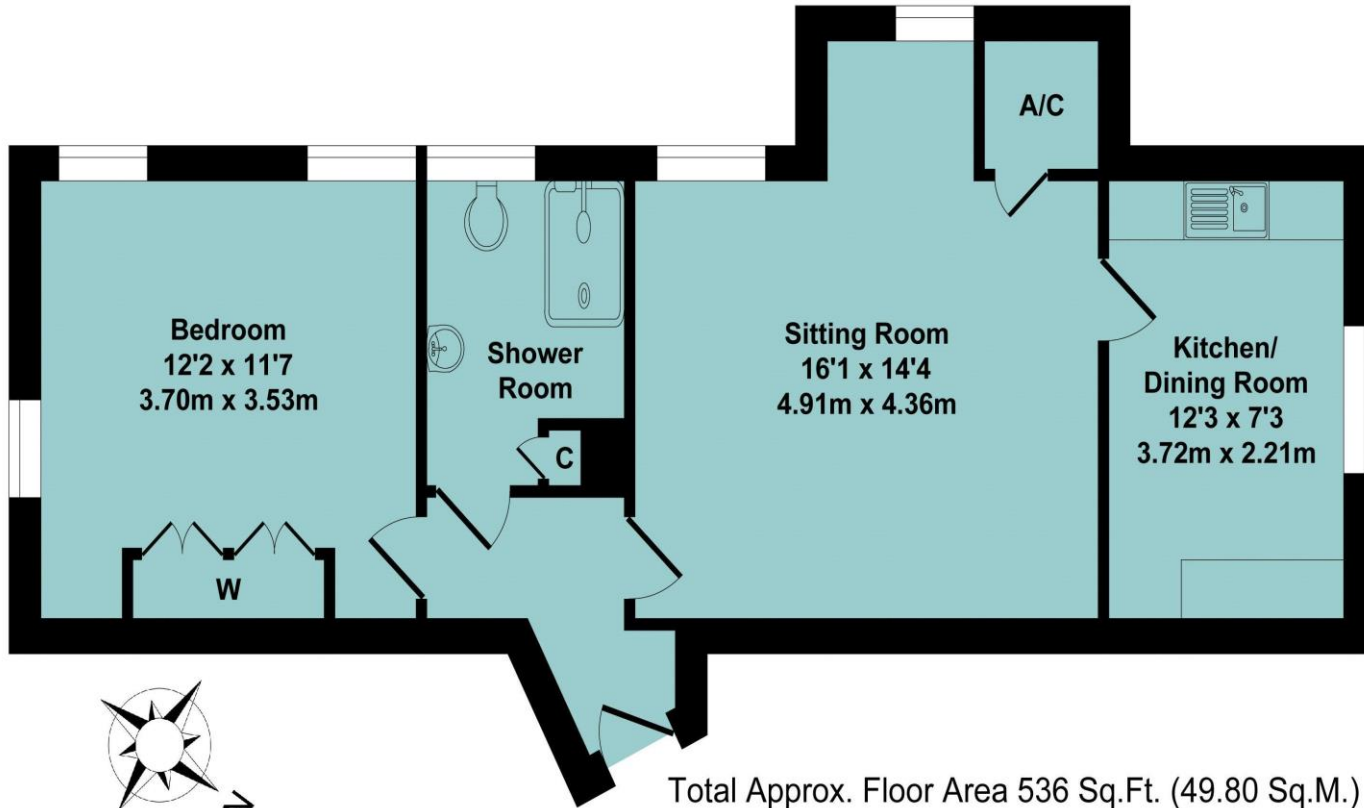
Cherwell District Council. Tax band B.

### Tenure

A leasehold property held on a 999 year lease which commenced in 2006. We understand that the freehold of the building is owned by residents management company with each flat owner being a shareholder. There is a management fee of £136 per calendar month.







Total Approx. Floor Area 536 Sq.Ft. (49.80 Sq.M.)  
 All items illustrated on this plan are included in the "Total Approx Floor Area"



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.