



3 Mercia House, South Bar
Banbury, Oxon, OX16 9AB



ROUND & JACKSON
ESTATE AGENTS





An exceptional two bedroom first floor apartment which forms part of this elegant Grade II listed building conversion, located in a highly regarded and sought after position overlooking Banbury Cross.

The property

Mercia House is an imposing Grade II Listed period property, which has been sympathetically converted into unique and exceptional apartments and is located in a desirable part of Banbury, close to the historic Cross. There are some lovely communal areas which include a grand entrance hallway, a landscaped communal garden and a car park to the rear. Number 3 is a superb apartment which occupies the entire first floor frontage and has lovely outlooks over South Bar. The accommodation is very spacious and beautifully presented and there are many original features which include high ceilings, sash windows, ceiling cornicing, and an antique safe. We have prepared a floorplan to show the room measurements and layout. Some of the main features include:

Communal Entrance Hallway

A spacious and elegant hall with tiled flooring, an attractive arch, high ceilings and a wide staircase giving access to the first floor. There is a rear lobby giving access to the car park and garden.

Hallway

Giving access to the sitting room/kitchen, bathroom and main bedroom. Airing cupboard.

Sitting/Dining/Kitchen

A superb open plan room with high ceilings, wooden floors and three sash windows with outlooks over South Bar. There is ample space for a range of living and dining furniture. The kitchen is fitted with high quality modern eye level cabinets and base units and drawers with work surfaces over. There is an inset sink, electronic hob, with extractor over, double oven, microwave, dishwasher, fridge/freezer and washing machine.

Bedroom One

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

Bedroom Two

A double room with a window to the front and two double wardrobes. There is also an antique safe which has been retained.

Bathroom

Beautifully fitted with a traditional style suite comprising a panelled bath with shower over, a wash hand basin and a high level WC.

Outside

At the rear of the property there is a large car park where there are two allocated spaces, numbered 4 and 5. There is a communal garden area adjoining the rear of the building which is beautifully landscaped.



Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 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 (55 mins). 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.

Directions

The property is located a very short distance from Banbury Cross. Proceed in a southerly direction where the property will be found approximately 100 yards on the right hand side. To access the rear car park, travel along West Bar street and take the first single track road on your left and continue until you see the Mercia House car park.



Services

Mains water, gas, electricity and drainage are connected.

Local Authority

Cherwell District Council. Tax band B.

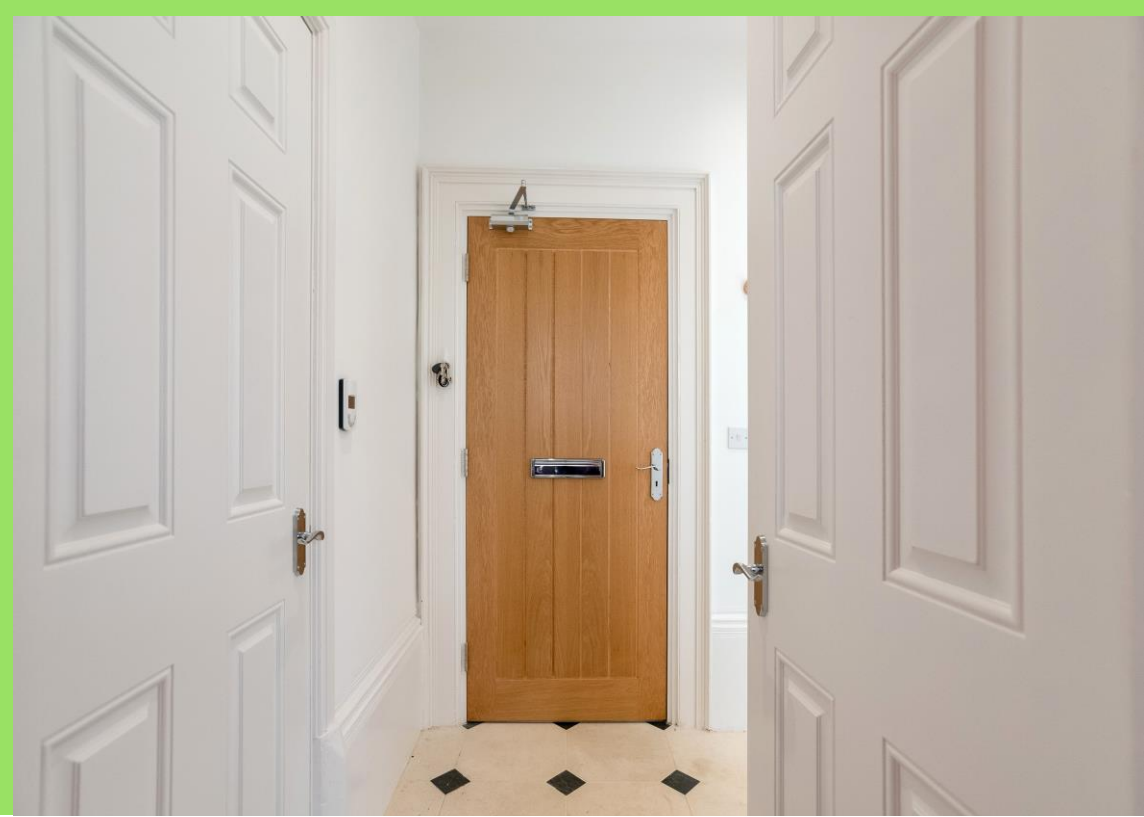
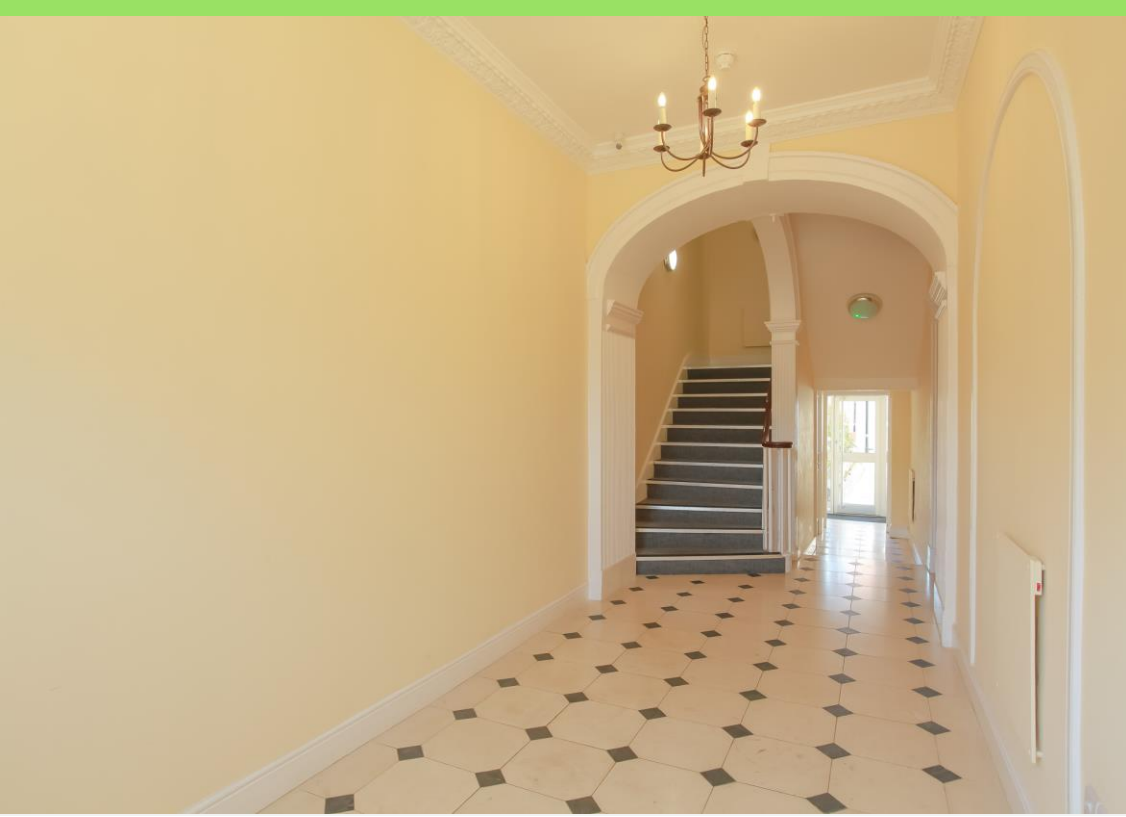
Viewing Arrangements

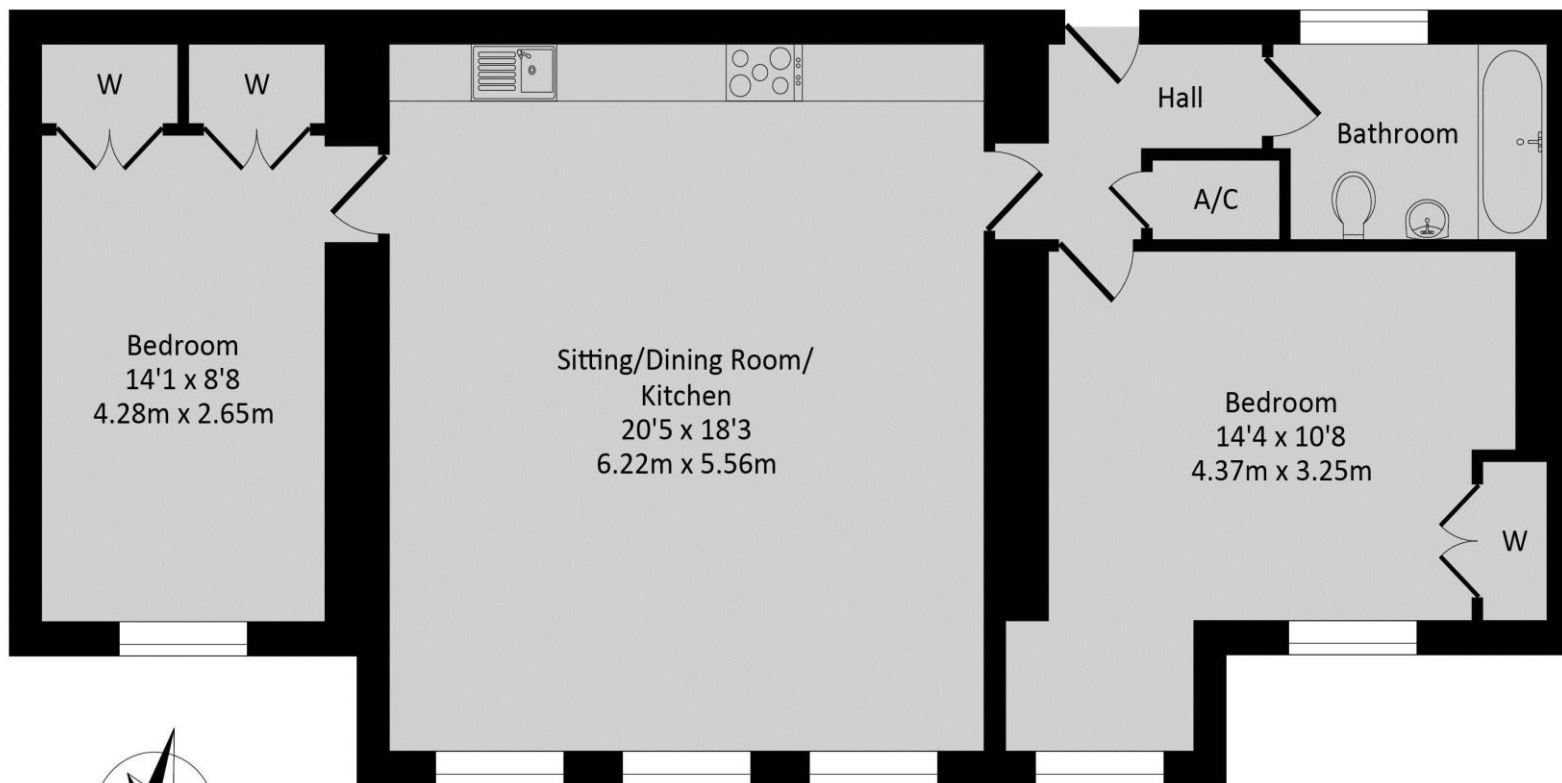
By appointment with Round & Jackson.

Tenure

A leasehold property. Lease: 150 years from 2018. Ground rent: £250.00 per annum. TBC
Service charge: £418.00 every 3 months, includes building insurance. TBC.

Asking Price £325,000





Total Approx. Floor Area 861 Sq.Ft. (80.0 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.

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