



Beechfield House, West Bar Street  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 2 Beechfield House, 38 West Bar Street Banbury, Oxon, OX16 9RR

£255,000

A superb two bedroom ground floor apartment with spacious and characterful accommodation forming part of this handsome Georgian house conversion. The property is situated in a highly regarded and sought after location just a short walk from Banbury town centre.

## The Property

Beechfield House is an elegant Georgian town house which is conveniently situated on a highly regarded street close to Banbury Cross and the town centre. This historic building was expertly converted into eight high quality apartments in 2014, retaining many original character features. The entrance hallway is most impressive and is a particular feature having high ceilings, coved ceilings and mouldings, an attractive stone floor and a beautiful ornate staircase. The apartment is located on the ground floor and has spacious and well planned accommodation which has been recently decorated and is beautifully presented. There are some lovely features which include high corniced ceilings, large sash windows with shutters and modern fittings in the kitchen and shower room. A large hallway gives access to the open plan sitting/dining/kitchen which has ample space for dining and lounge furniture, two double bedrooms with built in wardrobes and a high quality modern shower room. There are two car parking spaces located within the front parking area.

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

## Communal Hallway

A very spacious and most impressive hall with high corniced ceilings, wall mouldings, a beautiful stone floor and an ornate wrought iron staircase.

## Hall

Accessed directly from the main hall, a large hallway with a storage cupboard having plumbing for a washing machine, an electronic entry phone and doors to all accommodation.

## Sitting/Dining/Kitchen

A superb open plan room with large sash windows and shutters to the front and side, wood effect flooring, ample space for lounge and dining furniture. The kitchen is fitted with modern eye level cabinets and base units and drawers with work surfaces, an inset sink and draining board and an induction hob with extractor over. There is also an integrated oven, a fridge and freezer.

## Bedroom One

A double room with windows to the side and rear and built in wardrobes.

## Bedroom Two

A double room with a built in wardrobe and a window to the side.

## Shower Room

Beautifully fitted with a modern suite. Double size shower cubicle, low level W.C. and a wash hand basin with vanity unit. Attractive tiling, two wall cabinets and fitted mirror.

## Parking

There are two parking spaces within the front car park. One space is the first bay on the right as you enter the car park and the other is to the left hand side of the building and to the left of the apartments sitting room window.

### Directions

From Banbury Cross proceed along West Bar Street. Beechfield House is located after a short distance on the right hand side and the carpark is accessed by taking the first right into Westbeech Court and then immediately right into Beechfield House.

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

### Services

All mains services connected with the exception of gas.

### Local Authority

Cherwell District Council. Tax band B.

### Viewing Arrangements

By appointment with Round & Jackson.

### Tenure

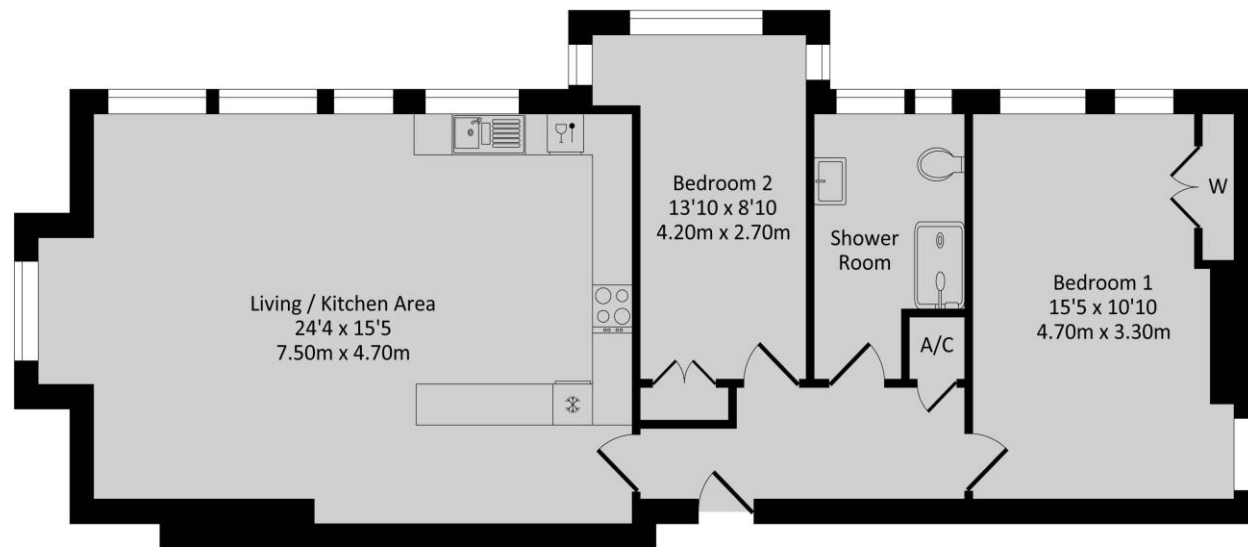
Share of Freehold. The freehold is owned by Beechfield House Residents Management Ltd, all apartment owners a part of this company.

Lease: 150 years from January 2015.

Ground Rent: Not applicable.

Service charge: £94 per month.





Total Approx. Floor Area 788 Sq.Ft. (73.2 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		
69-80	C		
55-68	D	58 D	58 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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