



Parklands
Banbury



ROUND & JACKSON
ESTATE AGENTS



6 Parklands

Banbury, Oxfordshire, OX16 2SZ

£137,500

A modern and well presented ground floor, one bedroom apartment located within this sought after development close to the town centre and a wide range of amenities. The property has a full rental and maintenance history over twelve years.

The Property

Parklands is a particularly sought after, small development of apartments and houses which were constructed in the 1990s. The development is located less than a mile from the town centre, has a parade of shops close by and is within walk distance of the train station. 6 Parklands is a spacious one bedroom ground floor apartment which has been updated within recent years. The entrance hallway has a useful airing cupboard and gives access to a double bedroom, the bathroom and sitting room with adjoining kitchen which has been refitted. There is an allocated parking space within the communal car park and there is additional visitor parking for the development.

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

Entrance Hallway

A spacious hall with an airing cupboard and doors to the bedroom, sitting room and bathroom.

Bedroom

A double room with a window to the front.

Bathroom

Fitted with a suite comprising a panelled bath with a shower over, a wash hand basin and low level W.C.

Sitting Room

Doorway to kitchen and a window to the front.

Kitchen

Refitted with modern eye level cabinets and base units and drawers with work surfaces over, sink and drainer, four ring electric hob with extractor over and oven beneath.

Car Parking

There is an allocated car parking space located to the front of the property. There is also visitor parking to the front.

Directions

From Banbury Cross proceed northwards and turn left at the crossroad traffic lights into the Warwick road. Continue for approximately half of a mile and at the roundabout take the third exit into Parklands. Take the first right hand turn and then right again where the apartment block will be found.

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

Services Mains water and electricity.

Local Authority

Cherwell District Council. Tax band A.

Tenure

A leasehold property held on a 999 year lease which commenced in 1994.

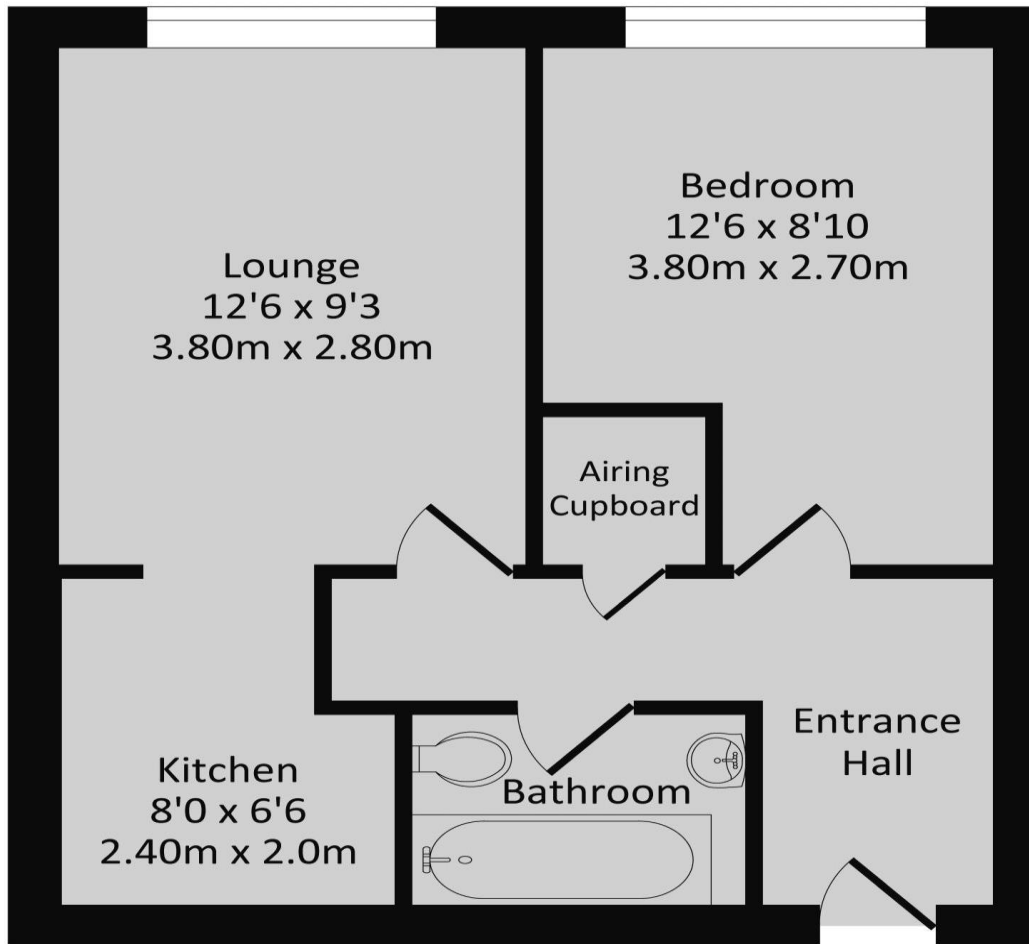
Service Charge - £1320 per annum.

Ground Rent - £15 per annum.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.





Total Approx. Floor Area 370 Sq.Ft. (34.4 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		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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