



Flat 4 Mercia House, 51 South Bar Street, Banbury OX16 9AB
£255,000 Leasehold

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An extremely spacious first floor apartment enjoying town centre location being part of an exclusive block of 5 individual apartments.

Spacious hallway | Open plan kitchen/living/dining room with views over communal courtyard gardens | Master bedroom with en-suite | Second generous double bedroom | Contemporary bathroom suite | Airing cupboard | Two allocated parking bays | Communal front garden | Communal courtyard garden | Town centre location

Offered with no onward chain and providing an excellent amount of accommodation approaching 1000 sq ft, a two bedroom apartment built to a high specification in 2018. The property has many character features including high ceilings and sash cord windows.

Accommodation

Front door.

Entrance hall: Tiled flooring. Deep mould skirting. Door through to open plan living/kitchen/dining room with feature sash windows overlooking courtyard. Electric radiator. Key phone entry system. Airing cupboard housing hot tank and immersion heater.

Kitchen: Comprehensive range of contemporary integrated handle wall and base units with Granite work surfaces. Sink. Integrated dishwasher. 5 ring electric induction hob with extractor over. Double fitted stainless steel oven and grill. Integrated microwave. Integrated fridge/freezer. Tongue and groove wood flooring. Deep mould skirting. Complementary tiling to splashback areas. Wall mounted electric radiator.

From the hallway door to bathroom.

Bathroom: High quality white suite comprising of panelled bath with Victorian style mixer tap shower and further thermostatic shower unit, mid level WC and pedestal handbasin. Complementary tiling to splashback areas. Tiled flooring. Heated towel rail. Shaver socket. Extractor. Deep mould skirting.

Inner hallway with Sky lantern. Electric radiator.

Master bedroom: Generous double bedroom with fitted wardrobes. Sash window overlooking courtyard garden. Radiator. Deep mould skirting.
En-suite: Fully tiled shower cubicle. Mid flush WC. Pedestal handbasin. Tiling to splashback areas. Tiled flooring. Extractor. Electric towel heater. Deep mould skirting.

Bedroom two: Generous double bedroom. Comprehensive range of fitted wardrobes. Sash cord window. Radiator. Deep mould skirting.

Agents Note

Leasehold: 150 year lease from 2018.
Service charge and ground rent £418.00 quarterly.

Mercia House is a grade II listed building.

Outside

Communal front garden laid to lawn with hedgerow and shrubs. Pathway to communal front door.

Communal courtyard garden, low maintenance laid to shingle and patio with path leading to car park.

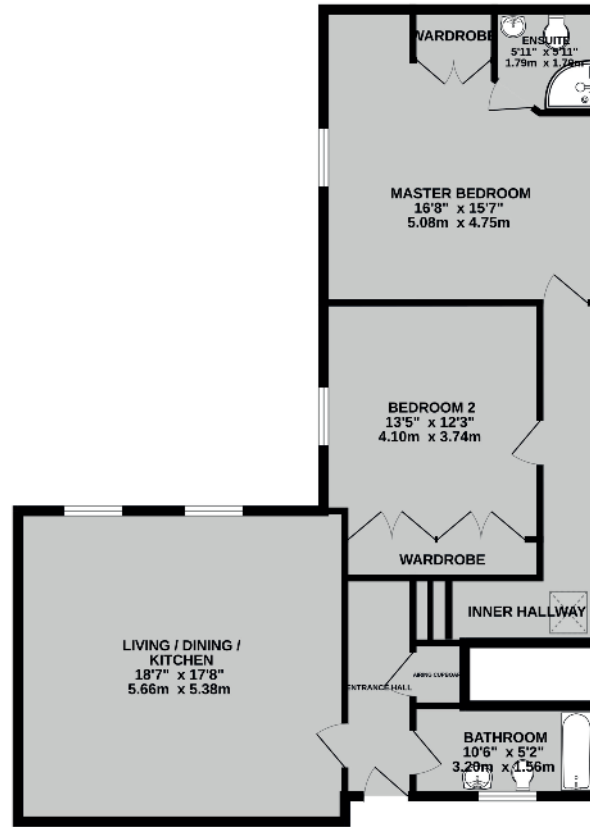
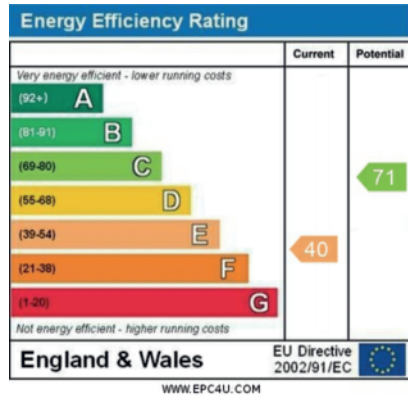
Two parking bays are allocated to this property.

Council Tax Banding: B
Authority: Cherwell District Council
Directions: From Banbury Cross, proceed south on South Bar for approximately 100 yards and Mercia House is on the right hand side.





FIRST FLOOR
 974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA - 974 sq.ft. (90.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for the floorplan purposes only and shall be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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