9 Fulwell Close

Banbury



ROUND & JACKSON
ESTATE AGENTS





9 Fulwell Close

Banbury, Oxon, OX16 4TF

£165,000

A superb two-bedroom, second floor apartment with a single garage and allocated parking which is conveniently located close to the train station, town centre and amenities. Available for sale with no onward chain.

The Property

9 Fulwell Close, Banbury is a well presented and spacious second floor apartment which is conveniently located within easy reach of the town centre, amenities and railway station. There is an entrance hallway, two large double bedrooms with an en-suite shower room to the master, a family bathroom, sitting room and kitchen. The property benefits from a single garage with an allocated parking space directly in front.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

With doors to all accommodation, airing cupboard which houses the hot water cylinder and a useful storage cupboard and hatch to loft space.

Sitting Room

A spacious reception room with a window to the front aspect and large opening into the kitchen.

Kitchen

With a range of eye-level cabinets, base units and drawers with fitted worktops, the kitchen features a one-and-a-half bowl sink with drainer, an integrated washer/dryer, a single oven below a four-ring electric hob and an extractor hood above. There is also space for a freestanding fridge/freezer. A window to the side aspect provides natural light.

Bedroom One & En-Suite

A large double bedroom with a window to the rear aspect. There is a door leading to the en-suite shower room which is fitted with a double shower cubicle, W.C., heated towel rail, wash hand basin with tiled flooring and splash backs.

Bedroom Two

A good sized double room with dual aspect windows to the front and side.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, W.C., wash hand basin, tiled flooring, heated towel rail and splash backs and a window to the side aspect.

Garage and Parking
A single garage with an up and over door to the front and a parking space directly in front.

Leasehold Information
Service Charge: £1,080.65which is paid twice a year.
Ground Rent: £270 annually
Lease: The property is held on an 155-year Lease which commenced on February 1st 2005. 134 years remaining.

Directions
From Banbury town centre proceed in an easterly direction via Bridge Street and in to the Middleton Road. Turn right at the traffic lights into Merton Street then take the second right into Alma Road. Follow the road around to the left then bear right into Fulwell Close where the block will be found on the left hand side.

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
All mains' services connected with the exception of gas.

Local Authority
Cherwell District Council. Tax band B.

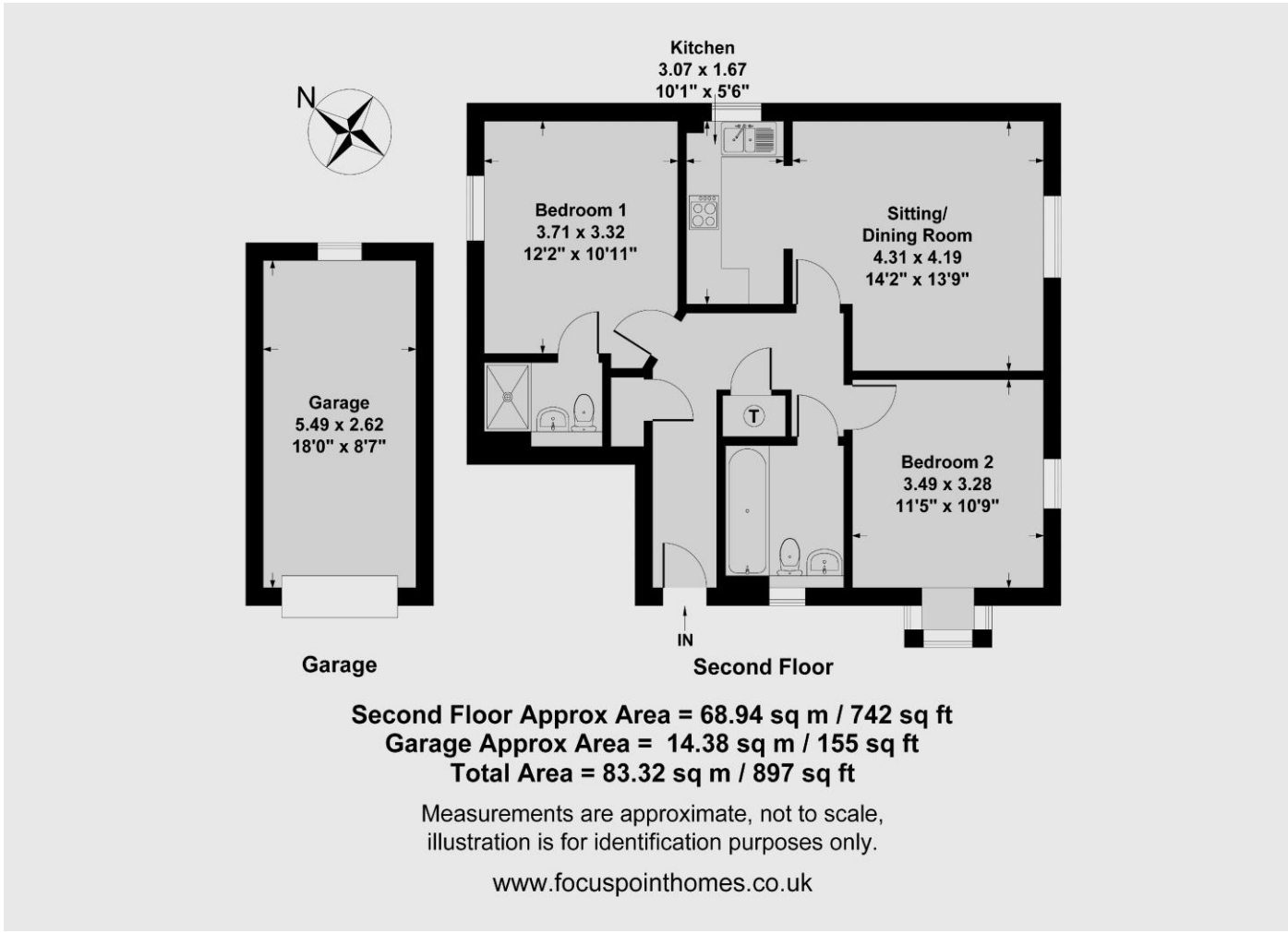
Viewing Arrangements.
By prior arrangement with Round & Jackson

Tenure
A leasehold property.









Second Floor Approx Area = 68.94 sq m / 742 sq ft
Garage Approx Area = 14.38 sq m / 155 sq ft
Total Area = 83.32 sq m / 897 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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