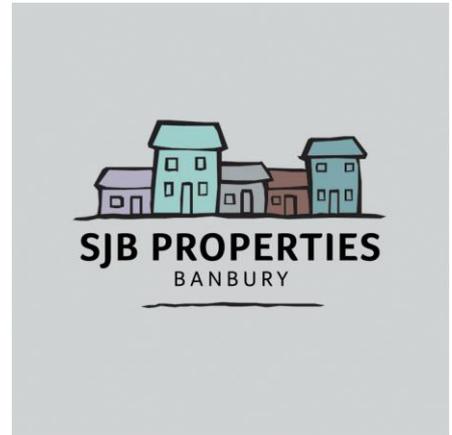


FOR SALE



Victoria Place Banbury, OX16 3NN

Guide Price £179,000

A MOVE-IN READY GROUND FLOOR TWO BEDROOM FLAT ON A DEVELOPMENT LOCATED CLOSE TO THE TOWN CENTRE AND LOCAL AMENITIES AND WITHIN WALKING DISTANCE OF THE BANBURY TRAIN STATION



SPECIALISTS IN BLOCKS OF FLATS MANAGEMENT | LETTINGS & PROPERTY MANAGEMENT | PROPERTY RELATED CONSULTANCY

☎ 01295 251648 ✉ post@sjbproperties.co.uk 🌐 www.sjbproperties.co.uk 📍 54 Broad Street, Banbury, Oxon OX16 5BL

SJB Properties (Banbury) Ltd Vat No: 823 4068 44 Company Registration No: 8809762 (England and Wales)

KEY FEATURES

- Recently renewed kitchen and bathroom with rainwater shower head
- Lease extension recently carried out until June 2116
- Luxury wood effect floor tiling throughout the property
- Great location in Banbury close to the town centre, local amenities and train station

PROPERTY OVERVIEW

The property forms part of a purpose-built block of flats constructed around 1988 comprising 65 flats in 8 similar blocks. The block is located off Waterloo Drive just off the Middleton Road in Banbury. The location affords easy access to the Banbury mainline railway station (5 minute walk) and with connection to London Marylebone in 60 minutes and Birmingham and Manchester to the North. Access by car to Junction 11 of the M40 (8 minutes). The block is within walking distance of Banbury town centre and associated facilities.

The property is offered for sale Leasehold with a Lease term that expires in June 2116. The property is subject to an annual Service Charge which is currently £1150.00 per annum (payable yearly, half yearly or monthly). The Service Charge includes the buildings insurance and maintenance of communal areas and the structural elements of the building. The Ground Rent is £211.00 per annum for 2026. There is a significant amount of off street parking spaces on the site which are non allocated.

PROPERTY DESCRIPTION

The property benefits from its own front and rear entrance doors.

Entrance Hallway

The flat is entered from the main entrance door into a hallway off which all rooms are accessed. The flat benefits from wood effect Karndean luxury vinyl tiles throughout, which provides a modern but cozy feel to the flat. There is a cupboard at the end of the hallway that houses the water tank for the property, located next to the bathroom.

Living Room

The spacious living room has windows on two aspects creating a light space with plenty of options for furnishing.

Kitchen

Having been fully refurbished around 5 years ago, the shaker style kitchen cupboards provide a good amount of storage space with neutral tiling and wooden work top to create a modern but warm feel to the room. There is space for an under counter fridge and washing machine to accompany the stainless-steel sink and drainer, built under oven, separate hob and extractor hood over.

Bathroom

The bathroom is fitted with a modern suite comprising close coupled W.C., wash basin and bath with shower over. The glass shower screen and rainwater shower head provide a luxury feel to this nicely updated bathroom. There is also a stainless-steel towel rail fitted opposite the bath.

Bedroom One

The main bedroom looks out over the courtyard area in the centre of the development and has a double built-in wardrobe for storage.

Bedroom Two

The second bedroom provides space for a double bed and also looks out into the central courtyard.

All room sizes on the floorplan are approximate.

STAMP DUTY DUE

Based on a sale price of £179,000 the current stamp duty payable would be:

£1080*

* This value is based on the standard rate. This does not apply to first-time buyers, or second home buyers/buy to let buyers.

FURTHER INFORMATION

EPC Rating – C

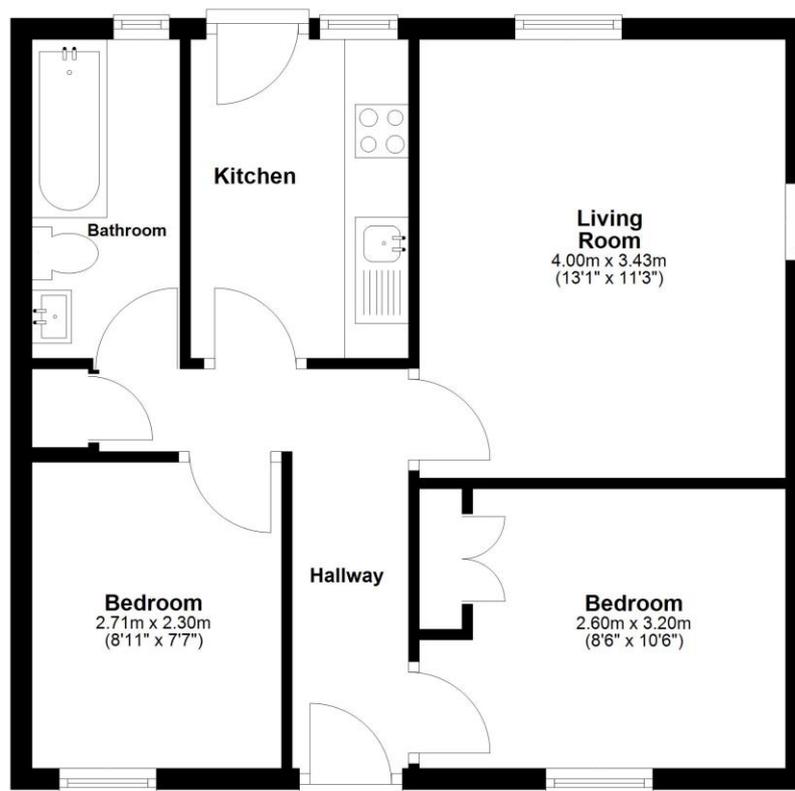
Council Tax Band – B

Tenure – Leasehold

Utilities – Mains Water, Mains Electricity, Mains Sewage, Telephone Line

Victoria Place

Approx. 46.7 sq. metres (503.2 sq. feet)



Total area: approx. 46.7 sq. metres (503.2 sq. feet)







