



MAXWELLS





**2 The Old Elephant & Castle, Causeway, Banbury, Oxfordshire. OX16 4SN**  
**Guide Price £265,000 - Freehold**



## PROPERTY DESCRIPTION

Forming part of the Grade II Listed Old Elephant & Castle is this beautiful Ironstone built mews house offering two double bedrooms, a downstairs cloak room, large kitchen/sitting/dining room and allocated parking.

Located in the courtyard of The Old Elephant & Castle and believed to form part of the original Inn/house from the 1700's, this mews house offers a private front door and delightful patio area. The kitchen/sitting/dining room offers plenty of natural light with several windows including a large 'picture window' in the sitting area while the kitchen is fitted with a selection of high specification appliances. Further accommodation includes a downstairs cloakroom, two double bedrooms with fitted wardrobes and a shower room.

There is allocated parking for one car in the rear courtyard and the access can be found off Causeway.

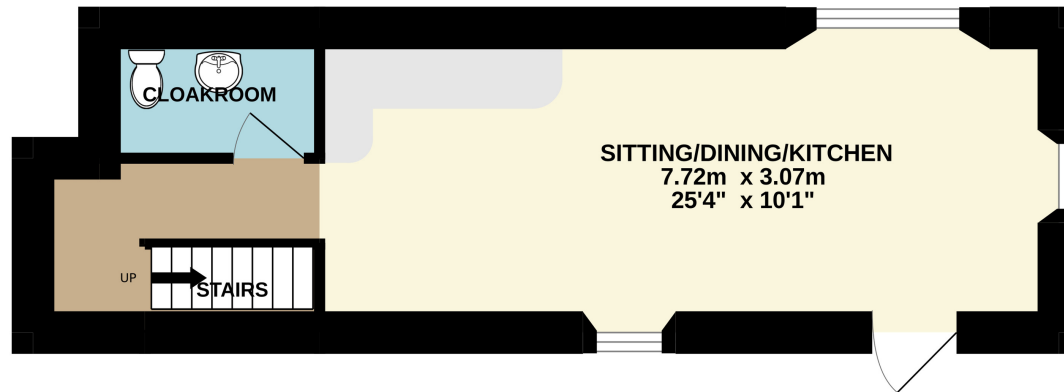
The mews houses will be offered for sale as freehold titles and are fitted with the latest low energy/high efficiency electric heating plus a 10 year building warranty.

Services connected include mains water, drainage and electricity; there is no mains gas connected to these apartments. While the property is freehold, there will be a management fee payable to contribute to the upkeep of the courtyard and parking areas. This fee is being finalised by the sellers and we await confirmation of this.

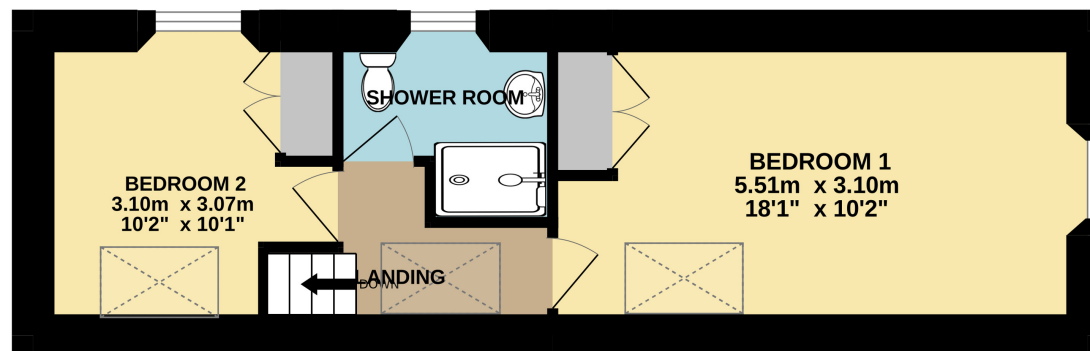
## POINTS OF INTEREST

- Grade II Listed Mews House
- Ironstone Built
- Two Double Bedrooms with Fitted Wardrobes
- Large Sitting/Dining/Kitchen
- Downstairs Cloakroom
- Patio
- Shower Room
- Allocated Parking

GROUND FLOOR  
35.4 sq.m. (382 sq.ft.) approx.



1ST FLOOR  
37.5 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 72.9 sq.m. (785 sq.ft.) approx.

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 and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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