



MAXWELLS



**4 The Old Elephant & Castle, Causeway, Banbury, Oxfordshire. OX16 4SN
from £237,500 - Share of Freehold**



PROPERTY DESCRIPTION

The starting from price is with a 5% reduction from £250,000, however, the developer is happy to offer a 5% gifted deposit instead of the reduction in price should that prove more beneficial to you; please just ask for further details.

Beautifully converted and wonderfully presented, this Grade II Listed ground floor apartment is located just a short walk from the train station and town centre and offers two double bedrooms, large open plan kitchen/sitting/dining room and allocated parking.

The Old Elephant & Castle is a Grade II Listed selection of properties with the main Ironstone house believing to date back to the late 17th century when it was used as an Inn. Number 4 is a large, ground floor apartment offering two double bedrooms with fitted wardrobes, a well-appointed bathroom and a large open plan kitchen/sitting/dining room fitted with a comprehensive range of high specification appliances. There are plenty of windows which provide lots of natural light and a private front door opening into an entrance hallway with large storage cupboard.

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

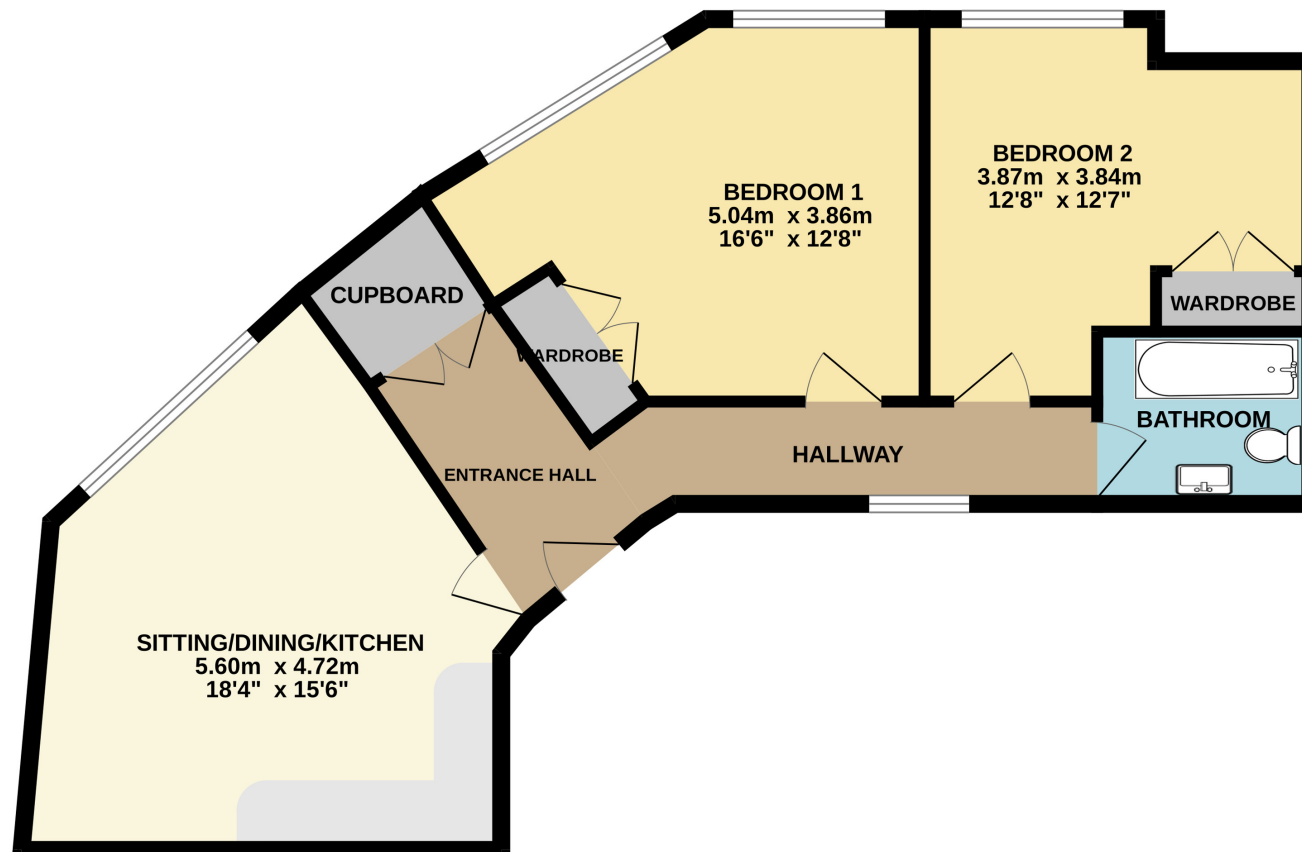
The apartments are fitted with the latest, low energy/high efficiency electric heating. They are offered as a share of freehold with 999 year leases (virtual freehold) and will come with a 10 year building warranty.

Services connected include mains water, drainage and electricity; there is no mains gas connected to these apartments. There will be no ground rent payable and we have been advised the service charge is expected to be £350 per annum.

POINTS OF INTEREST

- Grade II Listed Apartment Building
- Two Double Bedrooms with Fitted Wardrobes
- Ground Floor Apartment
- Open Plan Sitting/Kitchen/Dining Room
- Bathroom
- Private Entrance
- Allocated Parking
- Share of Freehold on a 999 Year Lease
- 10 Year Building Warranty

4 THE OLD ELEPHANT &
CASTLE
67.9 sq.m. (731 sq.ft.) approx.



TOTAL FLOOR AREA : 67.9 sq.m. (731 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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