



MAXWELLS





**7 The Old Elephant & Castle, Causeway, Banbury, Oxfordshire. OX16 4SN**  
**From £234,650 - Share of Freehold**



## PROPERTY DESCRIPTION

The starting from price is with a 5% reduction from £247,000, 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.

A stunning and high specification new built first floor apartment situated on a historic, Grade II Listed site just a short walk from the train station and town centre. Offering two bedrooms, a 22' sitting/dining/kitchen, low energy heating 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. These three newly built apartments offer wonderful accommodation and high specification fittings. The accommodation comprises an open plan sitting/dining/kitchen with a range of high quality fitted appliances, two double bedrooms, both with fitted wardrobes and a bathroom.

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

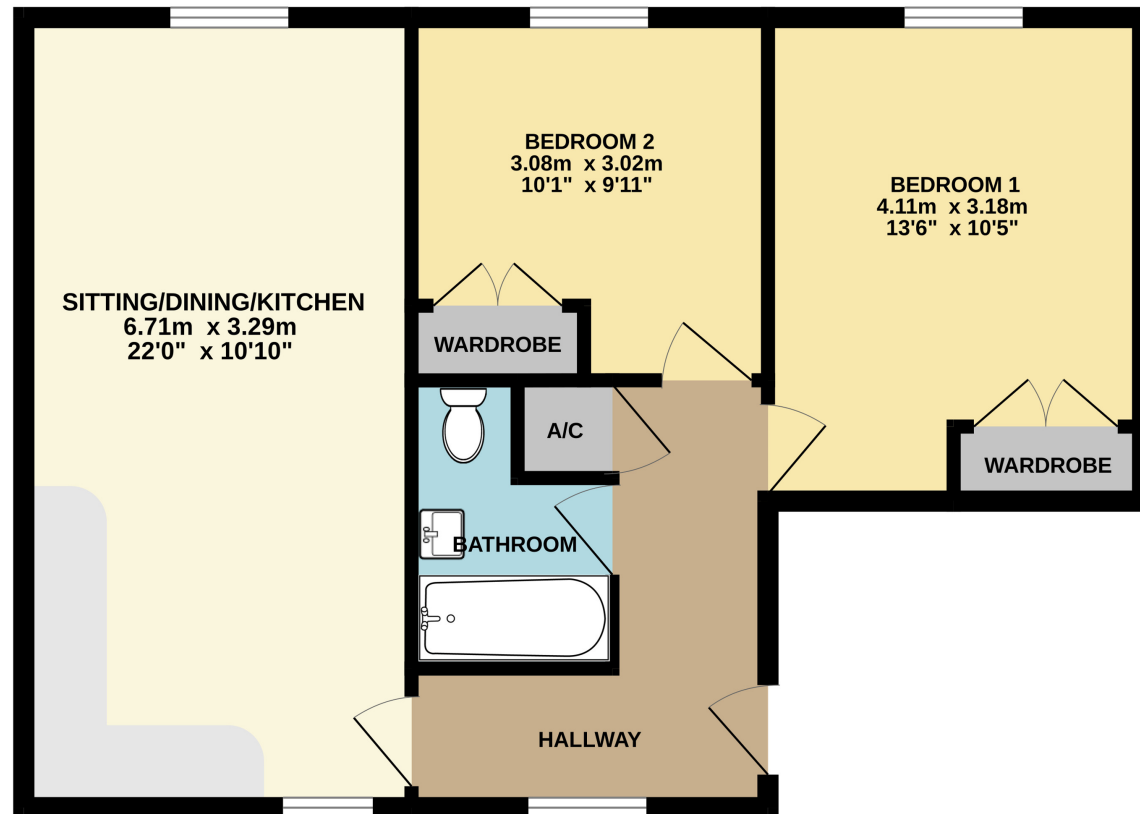
The apartments are fitted with the latest, low energy/high efficiency electric heating. They are offered as a share of freehold with 999 year leases (virtual freehold) and will come with a 10 year building warranty. Number 6 is on the ground floor, number 7 is the first floor while number 8 is the top floor (second floor).

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 that the service charge for the first year will be £1192.

## POINTS OF INTEREST

- Historic Grade II Listed Site
- Brand New High Spec Apartment
- First Floor Apartment
- Two Double Bedrooms with Fitted Wardrobes
- 22' Open Plan Sitting/Dining/Kitchen
- Bathroom
- Allocated Parking
- Short Walk To Train Station & Town Centre
- 10 Year Building Warranty

7 THE OLD ELEPHANT &  
CASTLE  
58.0 sq.m. (624 sq.ft.) approx.



TOTAL FLOOR AREA : 58.0 sq.m. (624 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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