



Beech House

CLARKES COURT, BANBURY, OX16

Keri Robinson

The **Leamington & Warwick** Property Expert





A stylish two-bedroom, two-bathroom penthouse flat offering spacious open-plan living with modern finishes. The property features a bright lounge and kitchen area, a Juliette balcony, generous bedrooms (one with en-suite), and sleek bathrooms.

Property at a glance

Penthouse Flat

Two Double Bedrooms

Spacious Hallway

Short Walk To City Centre

Allocated Parking

EPC Rating – C





Upon entering the communal hallway, stairs provide access to the penthouse located on the third floor. As this is the only apartment on this level, the hallway is very spacious and has useful storage and loft access above.

The kitchen has a built in oven with gas hob, and space for a dishwasher, washing machine and fridge/freezer.

The sitting/dining room has windows to two elevations and French doors which open to a Juliet balcony.

The feature bedroom is of an excellent size and has built in wardrobes and access to an en-suite shower room.

The guest bedroom is also a good sized double and also has built in wardrobes.

A real benefit of this penthouse apartment is the bathroom which is large and beautifully presented.

Also benefiting from an allocated parking space and visitor parking, an internal viewing is essential.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

"I first bought this property because it was close to work, I quickly discovered it had much more to offer. The space, natural light and large storage areas made it a lovely home to live in, and it's looked after me well for the past eight years.

Life and changing responsibilities are now taking me away from Banbury, so it feels like the right time to pass this flat on. I hope the next owner enjoys it as much as I have."



Directions

Clarkes Court is just a short walk to the town centre and conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.

Services

Main water, gas and electric

Tenure

Leasehold - 125 year lease from 1 January 2025
Ground rent - £140 per year
Service charge - £1,480 per year

Local Authority & Tax Band

Cherwell District Council
39 Castle Quay, Banbury, OX16 5FD
www.cherwell.gov.uk/
Tel 01295 227001
Tax band - B

Viewing Arrangements

Viewing strictly by appointment with sole agent
Keri Robinson 07366235314
keri.robinson@thepropertyexperts.co.uk

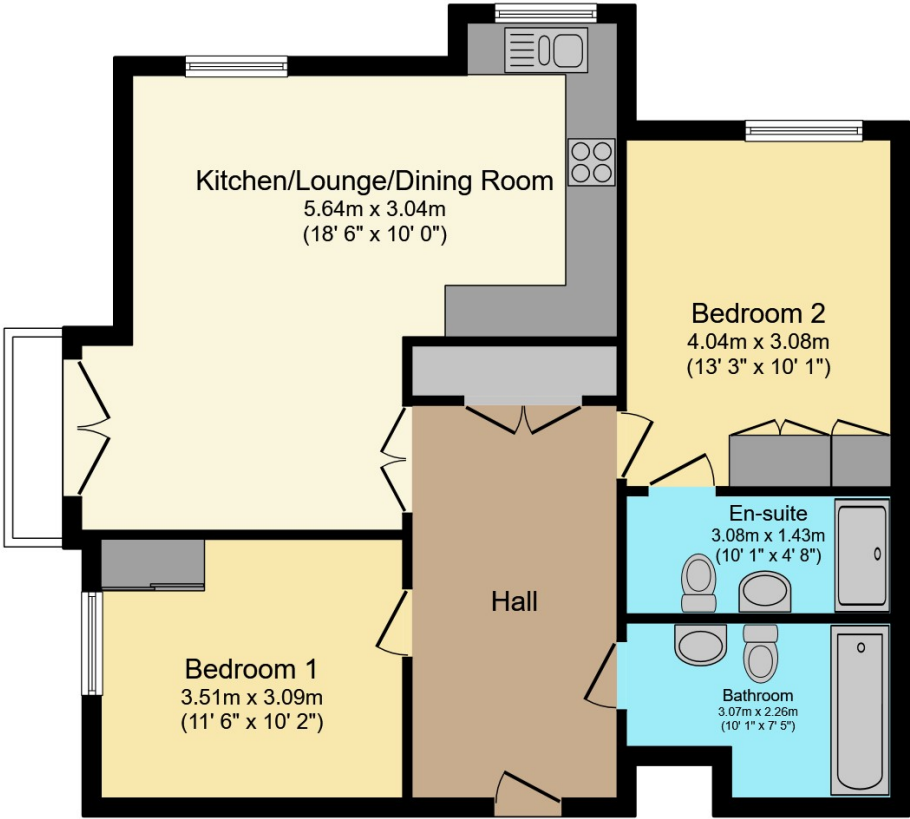
Amenties/Distances

- Town Centre 0.4 miles
- Train Station 1.5 miles
- Motorway links 1.9 miles
- Heathrow Airport 66 miles
- Banbury & Bicester College 0.6 miles
- Horton General Hospital 1.2 miles

Total floor area 74.3 m² (800 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

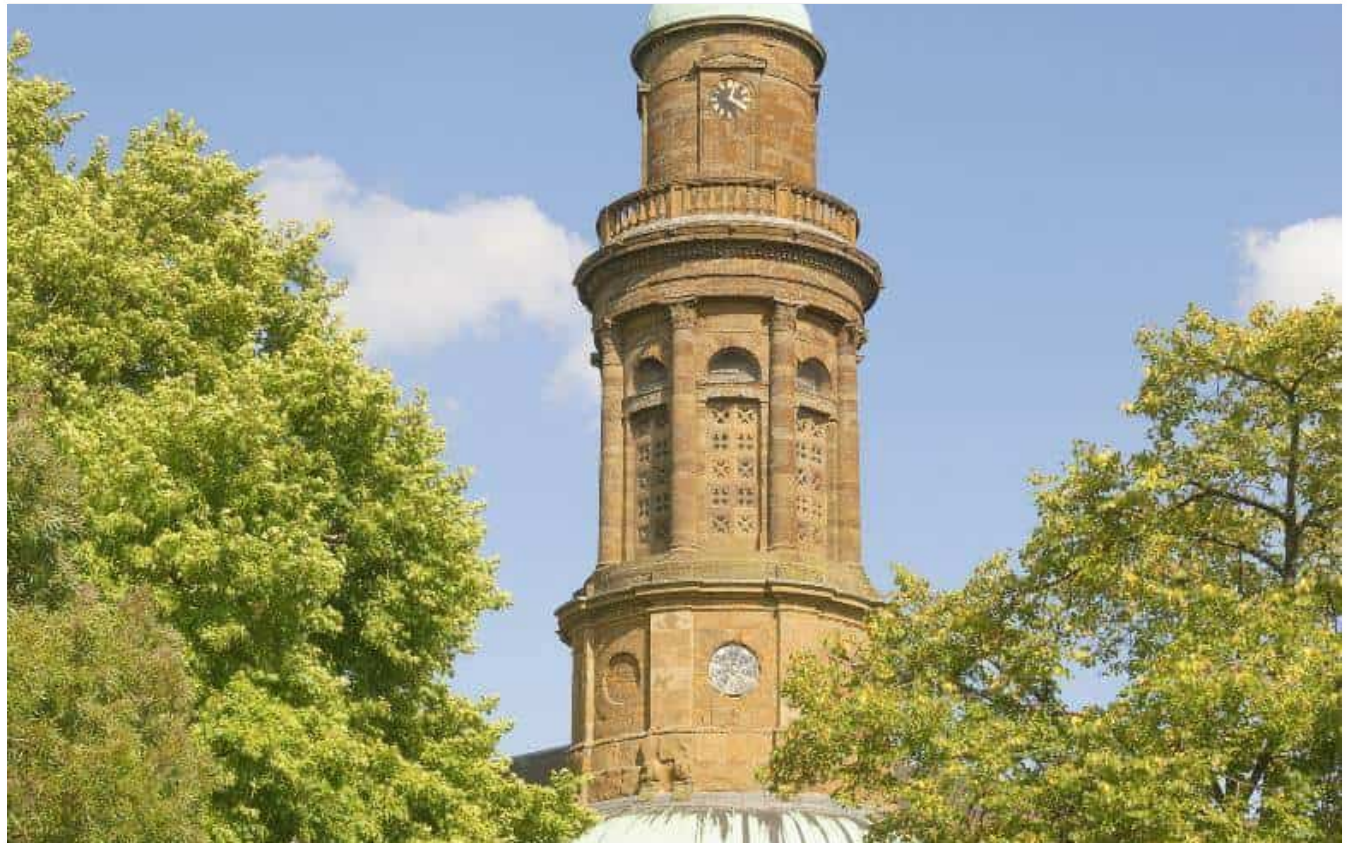


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		

About the **Area**

Banbury

Banbury is a thriving market town in North Oxfordshire, combining historic character with modern convenience. With excellent rail links to London, Birmingham, and Oxford, as well as easy access to the M40, it is a popular choice for commuters. A wide range of amenities, quality schools, and attractive countryside nearby make Banbury a desirable location for families and professionals alike.



Oxfordshire

Oxfordshire is one of the UK's most sought-after counties, renowned for its heritage, excellent schools, and high quality of life. The area offers a diverse property market, from characterful village homes to modern city apartments, all within reach of superb transport links. With beautiful countryside and strong economic growth, Oxfordshire remains a prime location for both homeowners and investors.



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 - An expert in marketing to provide the widest exposure to potential buyers
 - Trained in negotiation to extract the highest offer from buyers
 - Resulting in the maximum price for the seller and a smooth transaction
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***“Having dealt with Keri at The Property Experts recently,
I can only describe her as a breath of fresh air!***

***Her local knowledge is excellent and she clearly cares
about, and understands the house selling process fully.***

***Thank you so much for all of your help and I would have no
hesitation in recommending you to friends and family!”***

Michael



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