

**ehB**  
RESIDENTIAL

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The Courts Plot 21, Warwick Road, Banbury

£285,000





Penthouse apartment - Last remaining - Just completed and released! Impressive 2 bedroom, 2 bathroom apartment.

Built in 1935, the old Magistrates is one of the most important civil buildings in Banbury.

With sympathetic restoration of the fine craftsmanship of previous generations, this beautiful period building of traditional stone construction is now the home of 23 contemporary apartments, four to include private

terraces and an elegant landscaped residential courtyard and lawns for all to enjoy.

Talbot Homes have paid close attention to the immediate surroundings and combined the traditional building design with modern living.

The development is a short walk to the new and existing CQ2 leisure complex. This exciting regeneration complex consists of new canal frontage restaurants and bars, a 10-screen cinema, a 117 room hotel and supermarket,

creating an attractive destination for residents and visitors.

Each apartment has been carefully designed, with space offering the perfect balance for relaxing and entertaining. The striking, bespoke handle-less kitchens in charcoal matt are outstanding and proportioned in harmony within the kitchen/dining and living area.

Contemporary style partnered with understated modern luxury. The specification at The Courts



offers both finesse and comfort. Talbot Homes know attention to detail is key and this is demonstrated perfectly. Throughout the apartments and communal areas, the finishes and fixtures display modern living with all the tasteful elements.

Apartment 21 is a two bedroom second floor Roof top apartment situated at the top of The Courts building and accessed via the main central communal entrance at the front of the building.

This impressive top floor apartment enters into a large hallway and comprises of a sizeable open plan kitchen (with island), dining and living area, a family bathroom, store cupboard, double bedroom and a master bedroom with ensuite.

The apartment benefits from dedicated residential parking spaces, Electrical car charging points and a cycle store.

Further information on attached brochure and at [www.talbothomes.co.uk](http://www.talbothomes.co.uk)

All apartments benefit from a 10-year warranty. Each apartment will be sold on a 999 year lease.

A service charge will be payable to cover the costs of estate and building management, building maintenance and insurance.



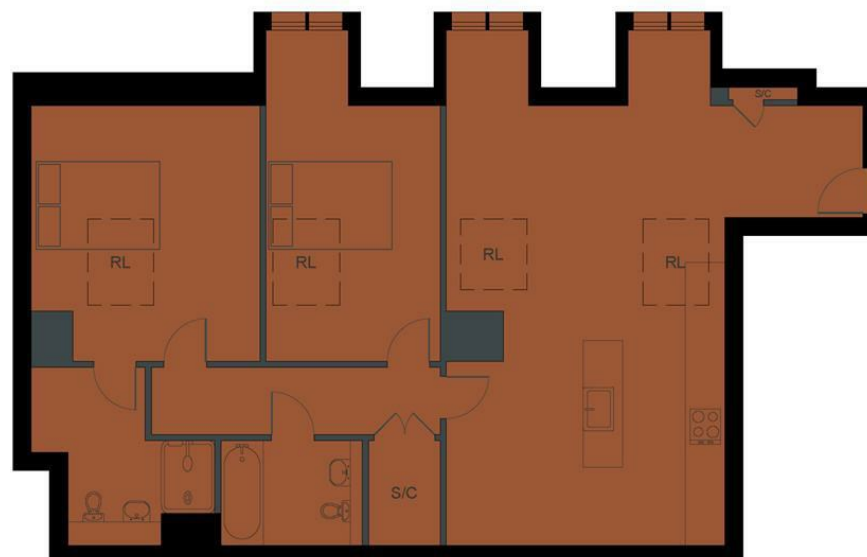
- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

## No.21



### DIMENSIONS

Internal area	91.07m <sup>2</sup> (980 ft <sup>2</sup> )
Living/Dining	7.20 x 6.80m (23'8" x 22'4")
Bedroom 1	4.20 x 3.70m (13'10" x 9'10")
Bedroom 2	4.20 x 2.90m (13'0" x 9'6")



S/C = Store cupboard  
RL = Roof light

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL