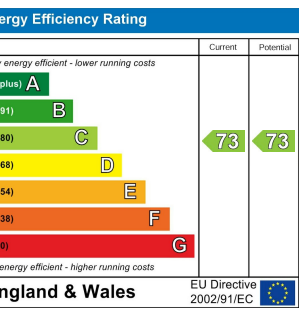
Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.





Total Approx. Floor Area 530 Sq.Ft. (49.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Flat 2, 5 High Street
Banbury

Anker

Flat 2, 5 High Street, Banbury, Oxfordshire, OX16 5DZ



Approximate distances
Junction 11 (M40) 1.8 miles
Banbury railway station 0.5 miles
Leamington Spa 22 miles
Oxford 25 miles
Stratford upon Avon 27 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A ONE BEDROOM FIRST FLOOR APARTMENT WITH OUTSIDE SPACE LOCATED CLOSE TO THE TRAIN STATION

Communal entrance hall, entrance hall, bathroom/en-suite, open plan, kitchen/lounge, bedroom, outside space. Energy rating C.

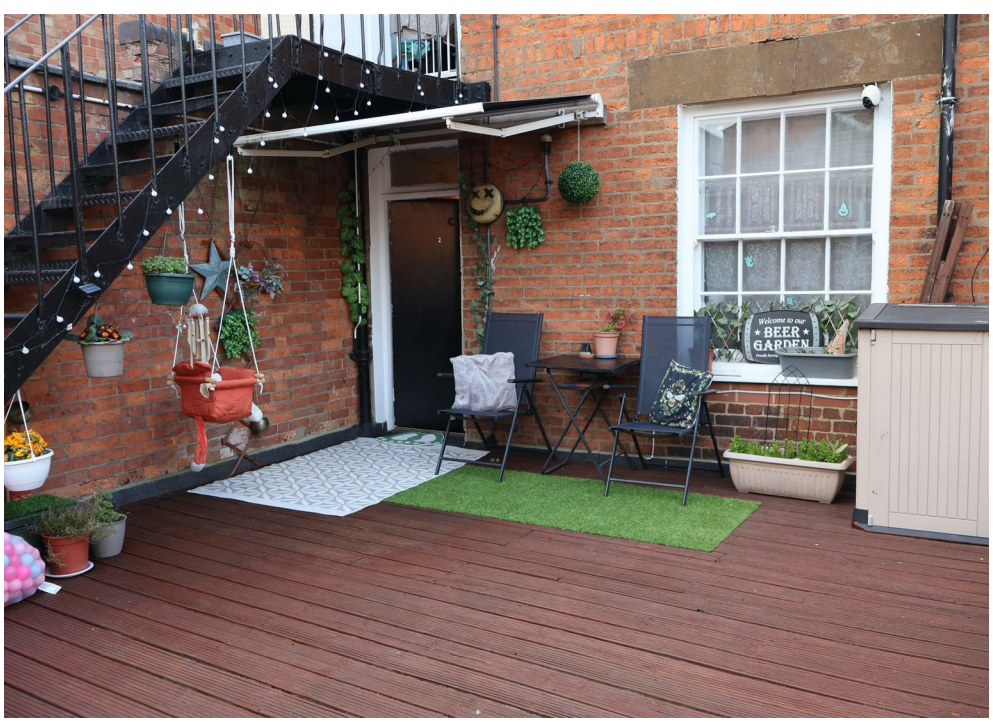
£129,500 LEASEHOLD











Directions

From Banbury Cross proceed north east along the High Street on foot, passing Anker & Partners branch on your right. Continue until you reach the split in the road, taking the left fork on High Street. After approximately 200 yards on your right will be a small alleyway named Pepper Alley. The communal door is the first on the right.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* Located in the town centre and within walking distance of the railway station.

* Ideal for first time buyers.

* Partially furnished.

* Communal entrance hall with entry phone system. Second communal entrance leading to the back door.

* Entrance hall with door to the bathroom/ensuite.

* Open plan lounge/kitchen area with south facing window allowing in lots of natural light. The kitchen comprises of wall and base mounted units with integrated oven, gas hob and built-in washing machine.

* The bedroom is a double with space for chest of drawers and wardrobe, window to side and door to ensuite.

* Ensuite bathroom comprising bath with shower over, WC, wash hand basin, radiator and extractor fan.

* Outside there is access to the communal decked area with stairs leading down to the second communal entrance (upstairs have access to reach their property).

Services

All mains services are connected. The gas fired boiler is located in the kitchen.

Leasehold

Length of lease - 125 years from 2018.
Service charge £1870 per annum.
Peppercorn ground rent.

Local Authority

Cherwell District Council. Council tax band A.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating:

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.