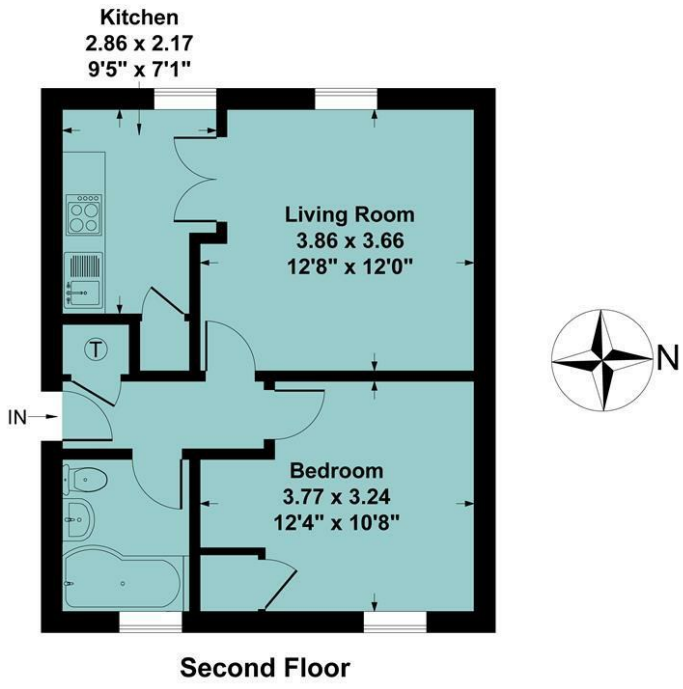
Agents Note

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.

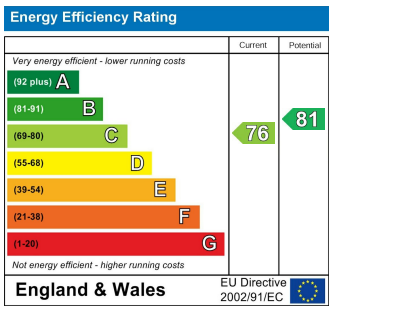


Second Floor

Second Floor Approx Area = 41.00 sq m / 441 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk



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.



19 Victoria Place
Banbury

Anker

19 Victoria Place, Banbury, Oxfordshire, OX16 3NN



Approximate distances
Banbury town centre 0.25 miles
Junction 11 (M40) 0.5 miles
Banbury railway station 0.1 mile
Oxford 24 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A VERY WELL PRESENTED MODERN WELL LIT ONE BEDROOM SECOND FLOOR FLAT LOCATED AT THE BACK EDGE OF THE COMPLEX WITH GOOD OUTLOOKS AND LOCATED WITHIN A SHORT WALK OF THE RAILWAY STATION AND WALKING DISTANCE OF TOWN AND AN EXCELLENT RANGE OF LOCAL AMENITIES

Communal hall and staircase, private hall, living room, kitchen, double bedroom, bathroom, double glazing, modern electric heating, communal off road parking spaces, no upward chain. Energy rating C.

£135,000 LEASEHOLD











Directions

From Banbury town centre proceed in an easterly direction along Bridge Street into the Middleton Road. At the second set of traffic lights turn left into Waterloo Drive and then take the first right into Victoria Place and continue into the parking area in front of you where the entrance to number 19 will be seen on the right hand side.

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:

* Exceptionally well presented second floor flat located just outside the town centre a short walk from the railway station and an excellent range of local amenities along Middleton Road as well as only a short drive to junction 11 of the M40 motorway.

* Newly redecorated and recarpeted with upgraded heating.

* Occupying a choice position at the back of this architecturally award winning development.

* Hall with security entry phone system, door to built-in airing cupboard housing a large upgraded thermal storage hot water cylinder.

* Well lit sitting room with a window allowing pleasant outlooks and wall mounted adjustable spotlights.

* Upgraded kitchen with modern white units, replacement sink, drainer and work surfaces, brand new built-in oven, hob and extractor over, fitted Logik washing machine, space for fridge/freezer, door to built-in storage cupboard, ceramic tiled floor, large window.

* Spacious double bedroom with door opening to a large built-in cupboard/wardrobe and useful recess alongside ideal as desk space for home workers or additional furniture.

* Bathroom fitted with a white suite comprising bath/shower with mixer taps and shower attachment over, wash hand basin and WC, heated towel rail, window, fully tiled walls and floor.

* Externally there is communal off road parking as well as additional space for visitors close to the door of the communal area leading to the apartment.

Services

All mains services are connected with the exception of gas.

Tenure

A 99 year lease which commenced in 2018. Service charge £1050 per annum. Ground rent £211 per annum.

Local Authority

Cherwell District Council. Council tax band A.

Viewing

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

Energy rating: C

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.