



Rosemary Drive, Banbury, OX16 1ES

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\* INVESTMENT OPPORTUNITY \*\*

A light and modern 2 bedroom apartment on the second floor of this purpose built property. Located in the popular area of Hanwell Fields, close to Banbury's amenities and in easy reach of the mainline railway to London. Accommodation includes a communal entrance with stairs leading up to the apartments front door, kitchen, living dining room with Juliet balcony, 2 double bedrooms and a bathroom with a shower over the bath. Externally there is an allocated parking space in the residents car park to the rear.

The property is being offered for sale with a tenant in situ and is chain free.

Banbury is a historic market town on the River Cherwell in Oxfordshire. Conveniently located with the M40 (Jct 11 - 2 miles), Oxford (23 miles), Birmingham (43 miles) & London (78 miles). There are regular trains from Banbury (London/Marylebone (55 mins)). The town is well-served by a range of shops and facilities and there is local schooling in the area to include St. Johns Priory Prep School, Tudor Hall (girls) & Bloxham Public School.

Tenure: We understand that the property is for sale Leasehold with the lease 125 years from 01 January 2005

Charges: Estate Service Charges: is £1858 per annum and the Ground Rent is £280,18 per annum  
The estate charges include: Monitoring Service, Insurance, Electricity for communal areas, Communal Area Cleaning, Grounds maintenance, Fire systems maintenance, Door and Emergency systems, General Maintenance, Management fees, Accounts Preparation fee, Audit fee, H&S and Risk Assessments and Contribution to reserve.







## Key Features

- INVESTMENT OPPORTUNITY
- TENANT IN SITU
- 2 Double Bedrooms
- 2nd Floor Apartment
- Chain Free
- Juliet Balcony
- Allocated Parking Space
- Council Tax Band B
- Easy reach of mainline rail to London Marylebone
- Hanwell Fields

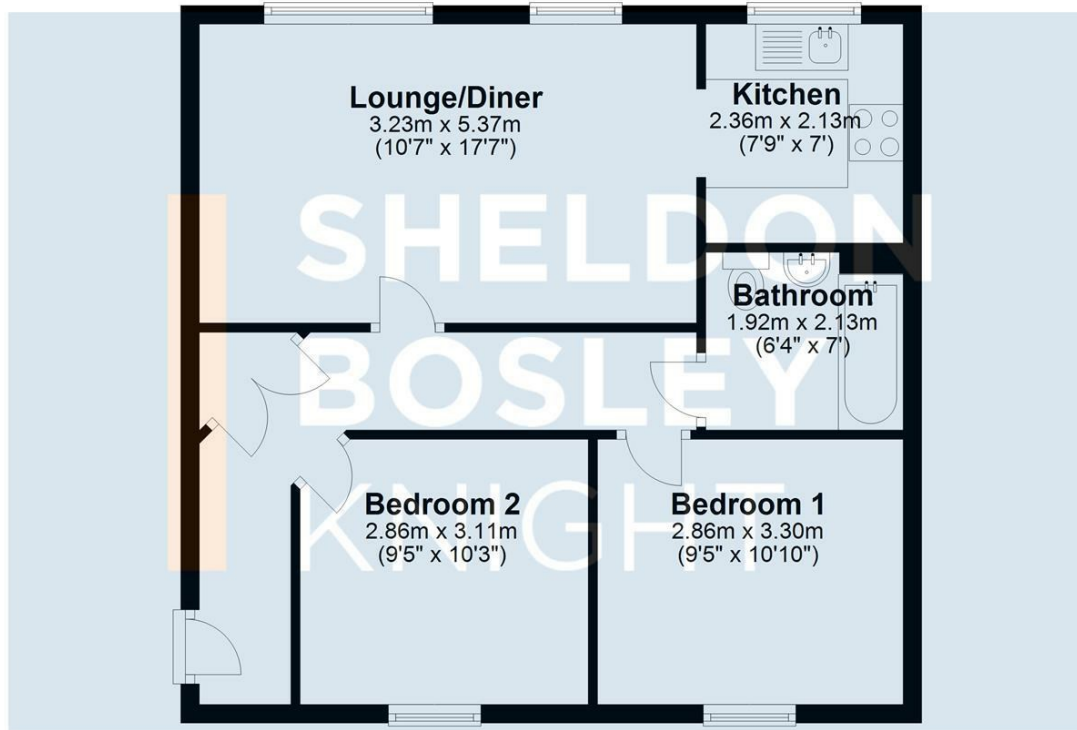
**Price Guide**  
**£175,000**





## Ground Floor

Approx. 55.9 sq. metres (601.4 sq. feet)



Total area: approx. 55.9 sq. metres (601.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

Local Authority  
Cherwell





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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