



Connells

Western Crescent
Banbury



Property Description

A spacious two bedroom split level apartment located in a convenient position giving excellent access to the train station and Banbury town centre.

Accommodation includes -: Two large double bedrooms, modern bathroom, good sized living room and a well presented kitchen. The property is positioned at the very end of a no through road and has use of shared gardens and a small shed to the rear.

Hallway

Access to first floor rooms with stairs leading down to the living areas. Large storage cupboard housing the modern electric central heating system,

Bedroom One

13' 11" x 12' 6" (4.24m x 3.81m)

Double glazed bow window to the front aspect, radiator

Bedroom Two

11' 11" x 10' 5" (3.63m x 3.17m)

Double glazed window to the front aspect, radiator.

Stairs Leading down to -:

Lounge

16' 10" x 12' 6" (5.13m x 3.81m)

Double glazed bow window to the rear aspect

Radiator.

Kitchen

11' 10" x 6' 9" (3.61m x 2.06m)

Double glazed window to the rear aspect. Offering a range of wall and base mounted units with worksurfaces over and incorporating a sink unit with splashbacks. Integrated washing machine.

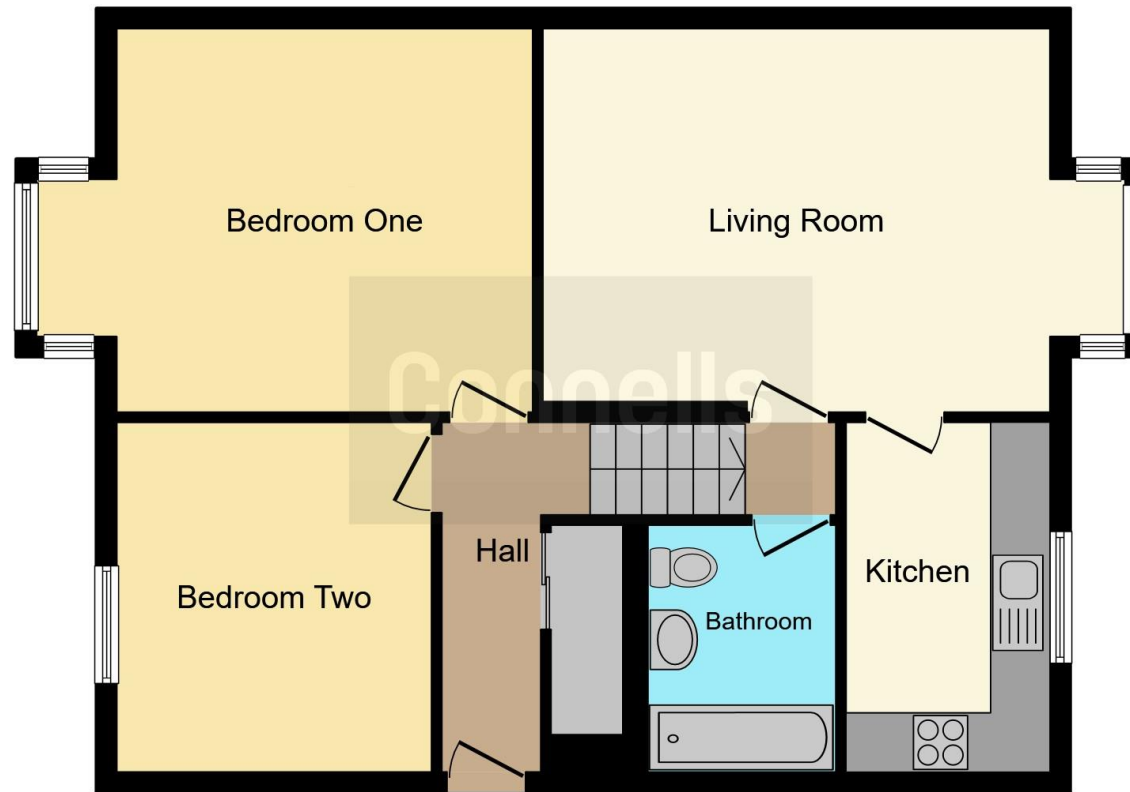
Bathroom

A modern bathroom comprises of a paneled bath with shower over, wash hand basin and low level wc.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN308575

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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