



**Connells**

Bridge Court Causeway  
Banbury



### Property Description

Connells Estate Agents are delighted to present this spacious and well-presented two bedroom apartment located within walking distance to local amenities including Banbury Train Station.

Accommodation comprises; entrance hall with ample storage, spacious open plan living space, two double bedrooms, en suite to master bedroom and a family bathroom.

Outside; this property comes with an allocated parking space within a secure gated car park.

### Entrance Hall

Storage cupboard. Double glazed window to rear aspect.

### Living Space With Kitchen

25' 2" x 13' 1" ( 7.67m x 3.99m )  
Double glazed windows to front and rear aspect. Television point. Wall mounted electric radiator. Kitchen comprises of wall and base units. Work surfaces. Induction hobs with hood over. Oven. Space for fridge freezer.

### Bedroom One

12' 7" x 8' 7" ( 3.84m x 2.62m )  
Double glazed window to front aspect.

### En Suite

Low level WC and wash hand basin.

Shower cubicle.

### Bedroom Two

11' 5" x 8' 8" ( 3.48m x 2.64m )  
Double glazed window to front aspect.

### Bathroom

Double glazed window to rear aspect. Low level WC and wash hand basin. Bath with shower over.

## KEY FEATURES

- Two double bedrooms
- En suite to master bedroom
- First floor apartment
- Spacious open plan living space
- Secure gated parking
- Walking distance to Banbury Station
- Well-presented throughout
- Ideal for investors or first time buyers





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BAN308551](http://connells.co.uk/Property/BAN308551)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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