



**Connells**

Crouch Street  
Banbury



## Property Description

Offered in great condition this one bedroom first floor apartment with parking close to the Banbury Cross and Town Centre. I deal first time buy or investment in a prime location and converted just a couple of years ago so in amazing condition throughout.

Accommodation includes \_; Communal entrance via intercom. Stairs rising to the first floor and the entrance to the apartment brings you into a spacious entrance hall. Passing the bathroom and double bedroom, the Lounge/Dining/Kitchen area is a great size with a fitted kitchen and light and airy reception room.

## Communal Entrance

Access via intercom system and stairs rising to the first floor.

## Entrance

A good size entrance with storage and access to Bathroom, Double bedroom and Lounge/Dining/Kitchen.

## Lounge/ Dining/ Kitchen

18' 11" x 13' 3" ( 5.77m x 4.04m )

Double glazed window to the front aspect/ The kitchen area has Bosch appliances and leave a spacious lounge & dining area.

## Bedroom One

9' 4" x 11' 5" ( 2.84m x 3.48m )

Double glazed window to front aspect. Fitted double wardrobe.

## Bathroom

A modern suite comprising of a low level wc, wash hand basin & paneled bath. Electric Towel Radiator;

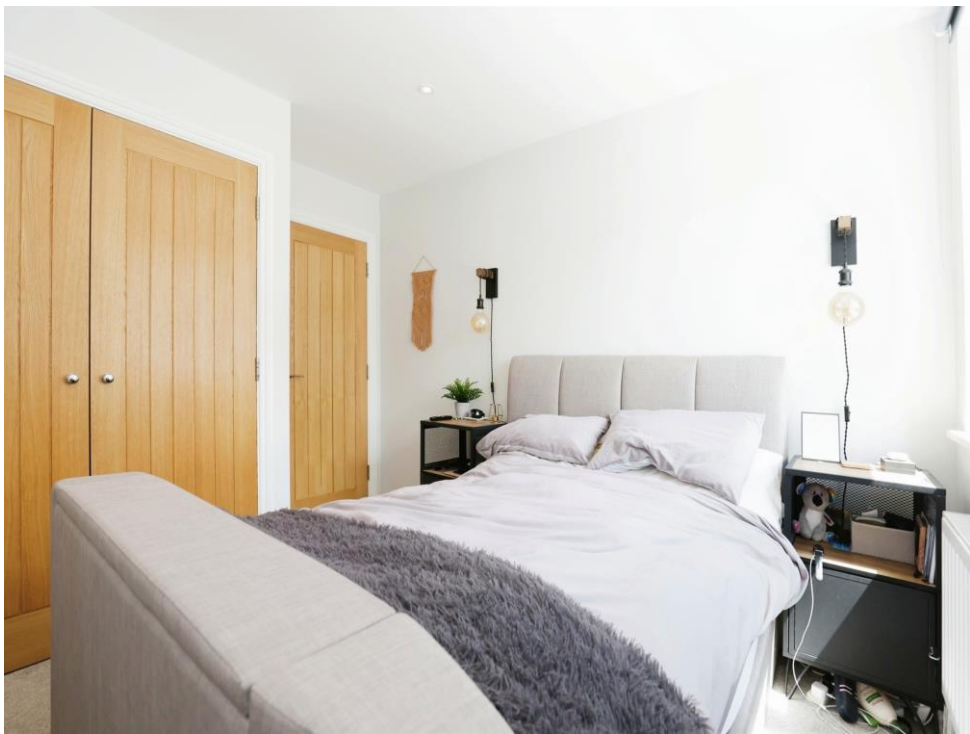
## Parking

The property benefits from one allocated parking space and the road has permit parking so the permits are available via the council and currently priced at £70 a year.

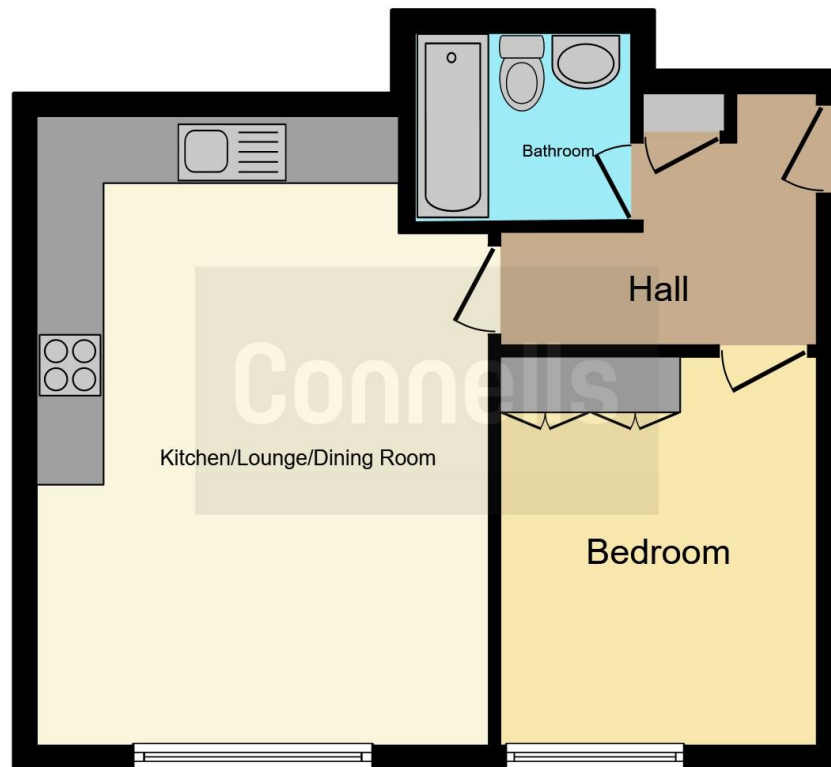
## Location

In a PrimeTown Centre location, close to the Banbury Cross and local bars and shops of the Town Centre. In a very desirable area amongst Victorian style property as set back from the Oxford Road on South Bar.









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: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BAN308793](http://connells.co.uk/Property/BAN308793)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jan 2022. 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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