



Connells

Griffith Road
Banbury



Property Description

A one bedroom top floor good size apartment on the popular Hanwell Fields development close to Countryside and the amenities of the Community Centre. Ideal First Time buy or investment away from the hustle bustle of the town Centre

Accommodation includes -: Communal entrance hall with stairs rising to the second floor. Entrance with access to rooms and storage. The Lounge is a good size with skylights and archway into kitchen. The Bedroom is a double size with wardrobe and the apartment is complemented by a bathroom.

Outside there is a communal garden and clothes drying area.

Communal Entrance

Intercom entry system. Stairs rising to the first and second floor.

Entrance Hall

Access to rooms

Lounge

16' 9" max x 11' 4" (5.11m max x 3.45m)
Two skylight windows to the front aspect. Radiator.

Kitchen

7' 10" x 7' 11" (2.39m x 2.41m)
Skylight window to the front aspect. A

range of wall and base mounted units with worksurfaces over and incorporating a sink unit with tiled splashbacks. Integrated oven with 4 ring gas hob and cookerhood over.

Bedroom

12' 10" x 9' 4" (3.91m x 2.84m)
Window to the side aspect, radiator and double wardrobe

Bathroom

Suite comprises of a low level wc , paneled bath, wash hand basin and separate shower cubicle.. Extractor fan and towel radiator.

Hanwell Fields

The Hanwell Fields development can be located on the north side of Banbury. As well as maintaining great access to Junction 11 of the M40 and Banbury train station in the town centre, there are several amenities located on Rotary Way on the bottom half of the development.

This includes a convenience store, dentist, Family public house and an Indian cuisine restaurant. Hanwell Fields Community School is also located nearby and provides education for children from nursery to primary school

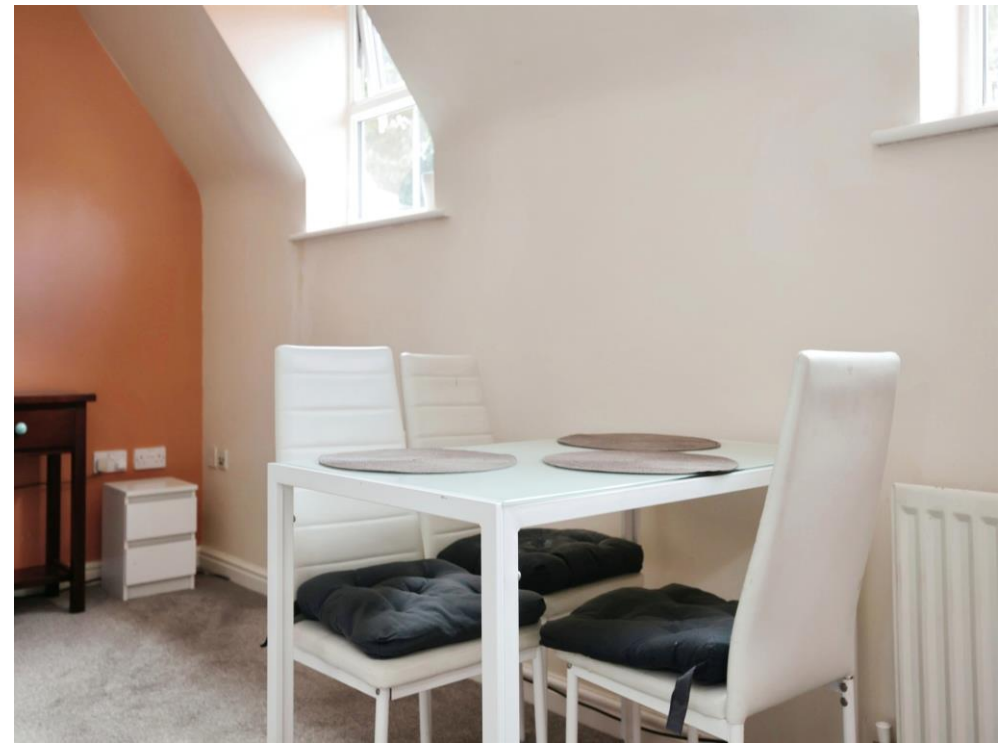
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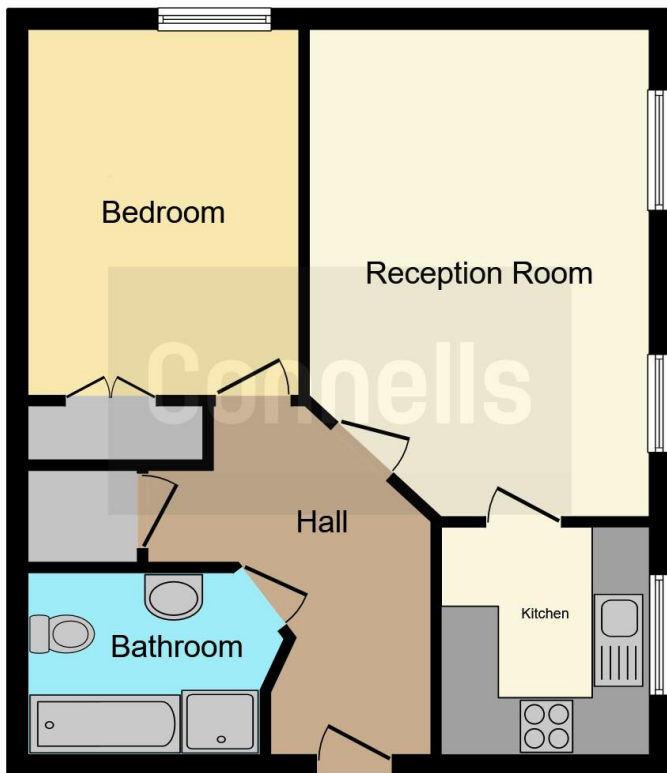
Outside

Benefits from a communal garden and clothes drying area. Also the vendor has informed us that it has two parking spaces.

KEY FEATURES

- TWO YEARS SERVICE CHARGE INCLUDED
- Top Floor Apartment
- Gas Central Heating
- Double glazed
- Two Parking Spaces
- Outskirts of Banbury
- Close to Amenities
- NO CHAIN





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



To view this property please contact Connells on

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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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