



Connells

Rosemary Drive
Banbury



Property Description

Connells are delighted to offer for sale this two bedroom first floor apartment located in the sought after location of Hanwell Fields.

On entering the property you have an entrance hall which give you access to all the accommodation. You have an open plan kitchen/living room diner which benefits from a Juliet balcony. The Lounge area has two rooms off which include an office or further bedroom and a storage room.

There are also two bedrooms, the master with an en-suite and a family bathroom.

The property benefits from double glazing, electric heating and no upper chain.

Entrancer Hall

13' 10" x 5' 1" (4.22m x 1.55m)

Lounge

15' 1" max x 14' 5" (4.60m max x 4.39m)

Double glazed window to front and side. Double glazed french doors. Two storage heaters. Telephone and television points.

Room

Double glazed window to the front aspect. A versatile room, which could be used as an office or even a further bedroom if required.

Storage

Storage room

Kitchen

8' 3" x 10' 9" (2.51m x 3.28m)

Double glazed window to side. Fitted wall and base units with work surfaces. Stainless steel sink and drainer. Cooker hood. Electric oven. Electric hob. Plumbing for washing machine and dishwasher. Space for fridge freezer.

Bedroom One

10' 11" x 14' 8" (3.33m x 4.47m)

Double glazed window to rear. Storage heater. Telephone and television point.

En Suite

Wash hand basin. Extractor fan. Wc. Storage heater. Shower cubicle. Part tiled.

Bedroom Two

8' 4" x 14' 8" (2.54m x 4.47m)

Double glazed window to rear. Built in wardrobes. Storage heater.

Bathroom

Double glazed window to side. Bath with mixer taps. Shower. Wash hand basin. Wc. Extractor fan. Storage heater.









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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33 Bridge Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309207

This is a Leasehold property with details as follows; Term of Lease 135 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



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: BAN309207 - 0002