



Connells

Winter Gardens Way
Banbury



Property Description

A two bedroom top floor apartment with en suite and GARAGE. The home comprises of two bedrooms, with an en-suite to master, open plan lounge with and kitchen, bathroom, garage and parking. On the popular Hanwell Fields development, close to local amenities. On the edge of Banbury with open countryside just over road, this popular location has east access to the M40 and main line station to Birmingham/London.

Entrance Hall

Lounge

15' 10" x 11' 10" (4.83m x 3.61m)

Double glazed window to the front aspect, TV and Telephone point. Open plan leading to the kitchen.

Kitchen

6' 9" x 11' 3" (2.06m x 3.43m)

Double glazed window to the front aspect, fitted with a range of wall and base mounted units. Integrated oven with four ring gas hob, integrated washing machine, plumbing and space for dishwasher and single fridge & freezer.

Main Bedroom

11' 11" x 10' 8" (3.63m x 3.25m)

Double glazed window to the rear aspect, TV point and access to the en-suite.

En-Suite

Suite comprises of a low level WC, wash

hand basin, shower cubicle and extractor fan.

Bedroom Two

10' 5" x 6' 8" (3.17m x 2.03m)

Double glazed window to the rear aspect, radiator.

Bathroom

Double glazed window to the front aspect, low level WC, wash hand basin, paneled bath and shaver point.

Outside

Garage And Parking Space

The garage is located underneath a coachhouse with a parking space in front.

Hanwell Fields

Hanwell Fields 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 in the lower area of the development, just a short walk over the park

This includes a convenience store, dentist, takeaway, 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 ages.

The train station itself is on the main line from Birmingham to London (typically 56 mins to London and 46 mins to Birmingham) as well as Oxford (typically 18 minutes) and benefits on having parking for 700 vehicles.

KEY FEATURES

- Executive Two bedroom Apartment
- En-suite to Master
- Secure parking with garage and parking space
- Top Floor
- Modern Boiler and Gas Central Heating
- Popular location
- Local Centre with an array of shops , restaurant and public house
- Parks close by





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

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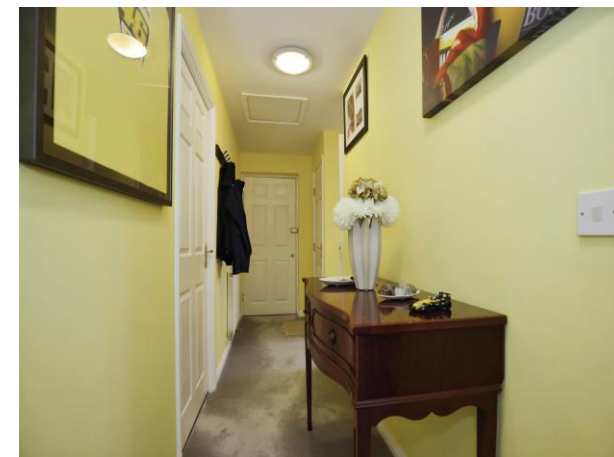
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EPC Rating: C

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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



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