



Connells

Bretch Hill  
Banbury



Bretch Hill  
Banbury OX16 0JZ

for sale  
£145,000



### Property Description

Connells Estate Agents are delighted to offer for sale this two double bedroom split level apartment situated on the west side of Banbury, comprising of entrance hall, kitchen / breakfast, lounge / diner, two double bedrooms, family bathroom and benefits from double glazing, gas central heating, communal parking and is available with NO UPPER CHAIN.

The property is comprised of an entrance hall, kitchen with cooker and fridge freezer and living room with laminate flooring.

From the first floor landing; two double bedrooms both with built in wardrobes and a modern family bathroom with power shower over the bath.

Other benefits include gas central heating, double glazing and allocated parking.

Walking distance from the nearest bus stop, the property provides excellent access to the town centre and nearby commuter links.

### Entrance Hall

Stairs rising to first floor landing. Double archway to kitchen. Door to lounge / diner. Door to storage.

### Lounge

11' 2" x 13' 6" ( 3.40m x 4.11m )  
Double glazed window to the rear aspect; storage

### Kitchen

14' 3" x 9' 5" ( 4.34m x 2.87m )  
Double glazed window to the front aspect; A range of wall and base mounted units with worksurfaces over and incorporating a sink unit with splashbacks.

### First Floor

### Bedroom One

14' 4" x 13' 11" ( 4.37m x 4.24m )  
Double glazed window to the front aspect

### Bedroom Two

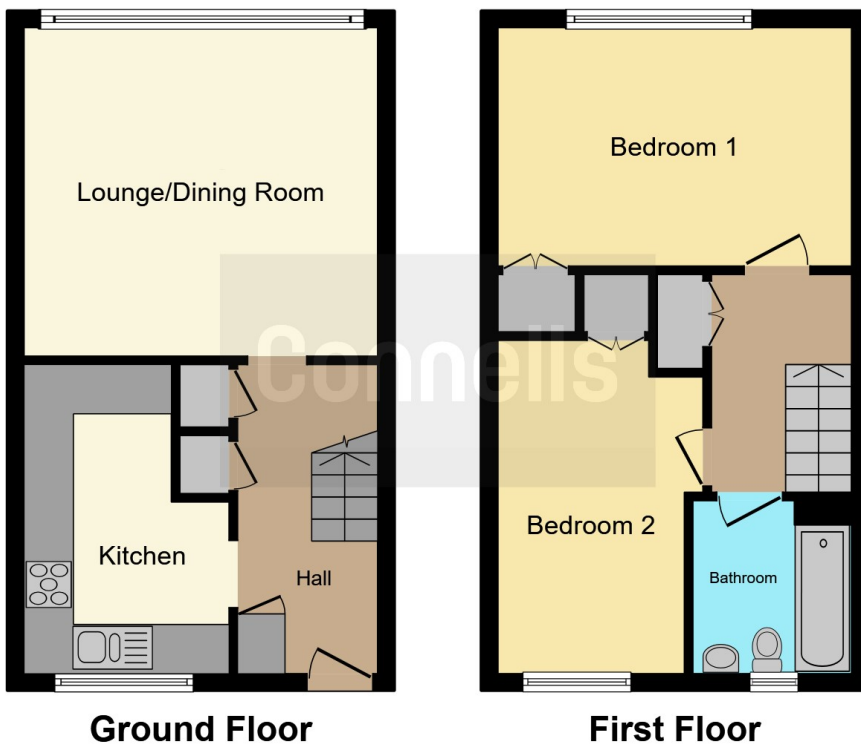
8' 10" x 14' 5" ( 2.69m x 4.39m )  
Double glazed window to the front aspect

### Bathroom

Low level w.c. Pedestal wash hand basin. Paneled bath with shower over. Tiling to water sensitive areas. Double glazed frosted window.







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

**T 01295 268 101**  
**E [banbury@connells.co.uk](mailto:banbury@connells.co.uk)**

33 Bridge Street  
 BANBURY OX16 5PN

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 1531.44

Ground Rent:  
 9.96

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BAN309361](http://connells.co.uk/Property/BAN309361)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Aug 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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