



Connells

Winter Gardens Way
Banbury



Property Description

A two bedroom first 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

Access to airing cupboard and all rooms.

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 fridge/freezer.

Master Bedroom

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

Double glazed window to the rear aspect, built in wardrobes, 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, built in wardrobes.

Bathroom

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

Outside

Garage And Parking Space

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

Hanwell Fields

Winter Gardens Way is walking distance from several amenities including Co-op store, Public House, Dentist and Indian restaurant amongst others. A local bus services on Usher Drive runs into Banbury town centre where you will find extensive retail shopping in the Castle Quay Shopping Centre.

For the commuter there is easy access to Junction 11 of the M40 and good connections

to both London and Birmingham via the mainline railway station. For the children attending Hanwell Fields C of E Primary School, you won't ever be late.









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

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2664.00

Ground Rent:
 170.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309499

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

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN309499 - 0004