



**Connells**

Charles Court Broad Street  
Banbury



### Property Description

Situated in a prime location just a short walk from Banbury town centre, this spacious two bedroom ground floor apartment offers comfortable and convenient living with the added benefit of no onward chain.

The property forms part of a well-maintained development and enjoys a share of freehold, providing long-term security and control over the building's management. Internally, the apartment features a generous living/dining area, a separate kitchen, two well-proportioned bedrooms, and a bathroom.

To the rear of the building, residents benefit from secure barrier-controlled parking, a rare find in such a central location. With excellent access to local amenities, transport links including Banbury train station, and nearby green spaces, this property is ideal for first-time buyers, downsizers, or investors alike.

### Communal Entrance Hall

Private entry door giving access to:

#### Entrance Hall

Door to recessed boiler cupboard housing gas fired boiler and programmer. Fuse board. Doors give access to:

#### Lounge

15' 1" max x 9' 9" ( 4.60m max x 2.97m )

Two double glazed windows to the rear aspect:

#### Kitchen

6' 10" max x 5' 5" ( 2.08m max x 1.65m )

Single stainless steel drainer sink with range of base units below comprising cupboards and drawers. Complementary ceramic tiled splash back to work surface. Range of kitchen wall cupboards. Space for cooker. Electric cooker point. Space and plumbing for washing machine. Space for fridge/freezer. Vinyl tiled flooring. Power points. Electric cooker point. Extractor fan.

#### Bedroom One

12' 4" x 8' 10" ( 3.76m x 2.69m )

Double glazed window to the rear aspect

#### Bedroom Two

11' 8" x 6' 11" ( 3.56m x 2.11m )

Double glazed window to the front aspect

#### Bathroom

Shower cubicle, wash hand basin; low level wc; double glazed window

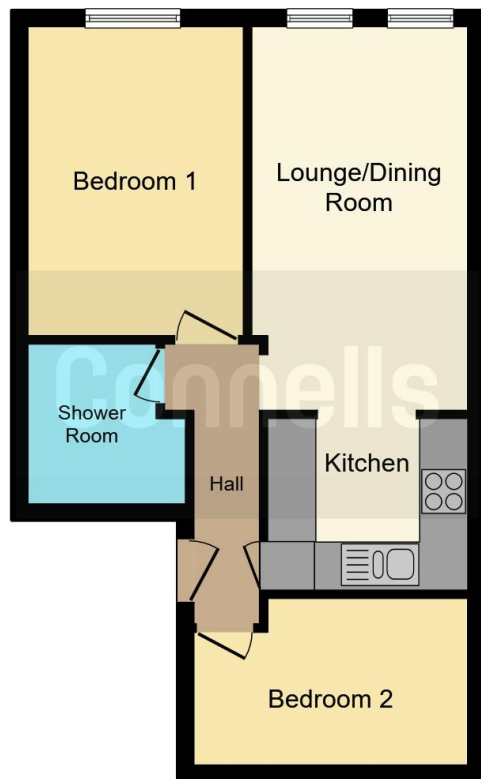
#### Outside

Secure car park is covered by CCTV. Located to the rear of the property and accessed from Grove Street off Britannia Road.

### KEY FEATURES

- Two double bedrooms
- Ground floor position
- No onward chain
- Share of freehold
- Secure barrier car park covered by CCTV
- Walking distance to town centre and train station
- Ideal for first-time buyers or investors
- 963 years left on lease





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

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33 Bridge Street  
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EPC Rating: C Council Tax  
 Band: A

Service Charge: 420.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BAN309606](http://connells.co.uk/Property/BAN309606)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1983. 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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