



Connells

Marshall Road
Banbury



Property Description

Located on the first floor of a purpose-built development, 61 Marshall Road, Banbury OX16 4QR is a stylish one-bedroom apartment ideal for first-time buyers, investors, or those seeking a low-maintenance home close to town amenities.

The heart of the property is a generous 22' x 11'9" (6.71m x 3.58m) open-plan kitchen and reception room, which benefits from a Juliet balcony that floods the space with natural light and offers a pleasant outlook.

The double bedroom measures 11'10" x 10'6" (3.61m x 3.20m) and provides ample space for wardrobes and additional furnishings.

A modern bathroom is conveniently located off the hallway, completing the internal layout.

The apartment offers approximately 502 sq ft (46.6 sq m) of internal space and is part of a well-maintained development with good access to Banbury town centre, railway station, and local amenities.

Marshall Road is popular both owner-occupiers and investors, with similar properties achieving strong rental yields.

Entrance Hall

Kitchen/Lounge

22' x 11' 9" (6.71m x 3.58m)

Bedroom

11' 10" x 10' 6" (3.61m x 3.20m)

Bathroom

KEY FEATURES

- First-floor one-bedroom apartment
- Juliet balcony off the reception room
- Spacious open-plan kitchen/living area (22' x 11'9")
- Generous double bedroom (11'10" x 10'6")
- Modern bathroom
- Approx. 502 sq ft (46.6 sq m) internal floor area
- Purpose-built development
- Walking distance to Banbury town centre and railway station





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
 BANBURY OX16 5PN

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1862.16

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309669

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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