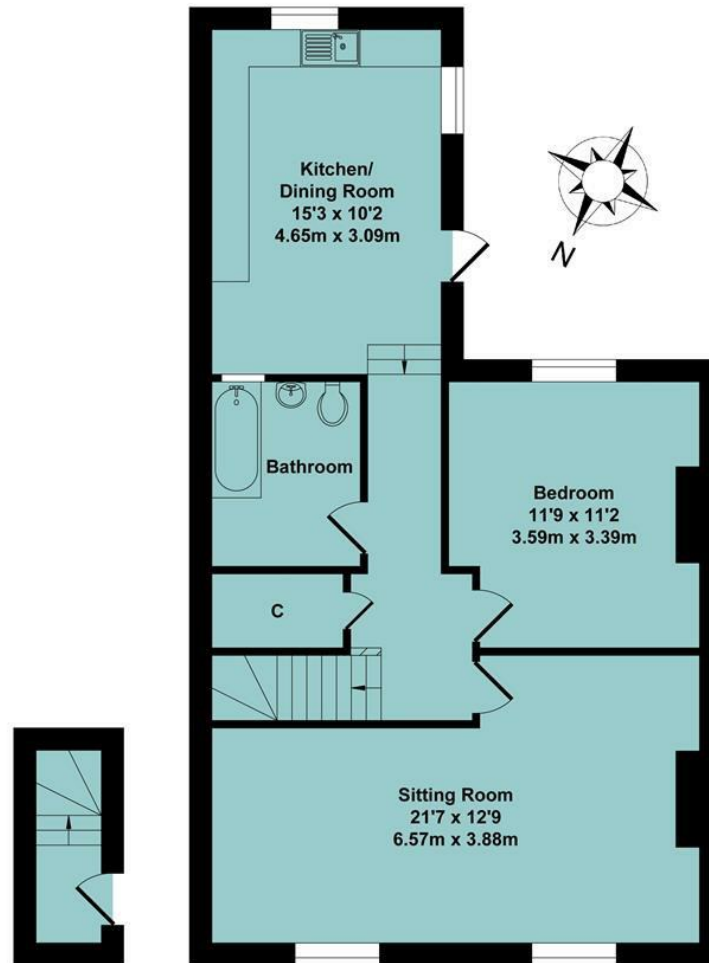
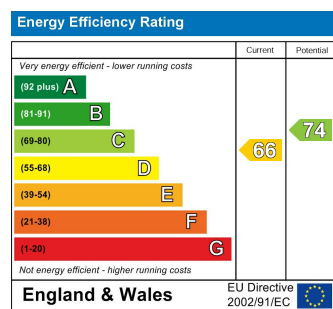


**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor  
Approx. Floor Area 25 Sq.Ft. (2.30 Sq.M.)

First Floor  
Approx. Floor Area 693 Sq.Ft. (64.40 Sq.M.)

Total Approx. Floor Area 718 Sq.Ft. (66.70 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



45b Bath Road  
Banbury



# 45b Bath Road, Banbury, Oxfordshire, OX16 0TU

## Approximate distances

Banbury town centre 0.3 miles  
Junction 11 (M40) 1.5 miles  
Banbury railway station 1 mile  
Oxford 22 miles  
Stratford upon Avon 18 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 17 mins  
Banbury to Birmingham by rail 50 mins approx.

**A SPACIOUS ONE BEDROOM TOP FLOOR APARTMENT LOCATED NEAR PEOPLE'S PARK AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND RAILWAY STATION**

**Entrance hall, sitting room, kitchen/diner, bedroom, bathroom, rear garden, parking. Energy rating D.**

**£205,000 LEASEHOLD**



## Directions

From Banbury Cross proceed via West Bar into the Broughton Road. Having passed the college turn right into Bath Road. Follow the road and the property will be found after a short distance on the right hand side.

## Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- \* A short walk to People's Park and the town centre.
- \* Walking distance to railway station.
- \* No onward chain.
- \* Stairs rising to entrance hall with access to all rooms and storage cupboard.
- \* Good sized L-shaped sitting room with high ceilings and two windows allowing in lots of light.
- \* Kitchen/diner with a range of base and wall mounted units, integrated oven, space for fridge freezer and washing machine, two windows, space for table and chairs, door opening to stairs which lead down to the garden.
- \* Bathroom comprising bath, WC, wash hand basin and extractor fan.
- \* Long rear garden which is laid to patio, gate to rear leading to the parking area.

## Tenure

Share of freehold to be finalised on completion. 999 year lease. Service charge £1,000 per annum.

## Services

All mains services are connected.

## Local Authority

Cherwell District Council. Council Tax band A.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy rating: D

A copy of the full Energy Performance Certificate is available on request.