

Agents Note

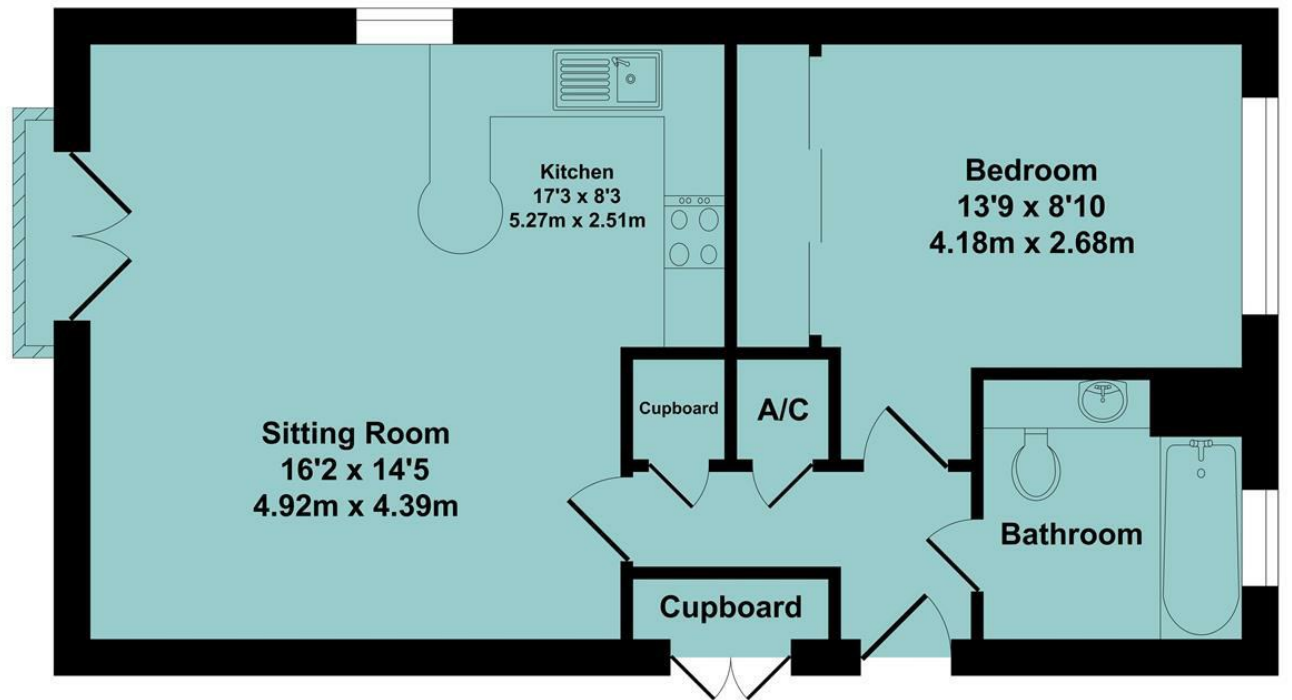
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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



Approx. Floor Area 506 Sq.Ft. (46.98 Sq.M.)

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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 79 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Total Approx. Floor Area 506 Sq.Ft. (46.98 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.



30 Marshall Road
Banbury



30 Marshall Road, Banbury, Oxfordshire, OX16 4QR

Approximate distances

Banbury town centre 0.75 miles
Banbury railway station 0.2 miles
Junction 11 (M40 motorway) 1 mile
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A VERY WELL PRESENTED AND MODERN ONE BEDROOMED APARTMENT WITHIN VERY CLOSE PROXIMITY TO THE RAILWAY STATION

Communal hall, private entrance hall, open plan living dining kitchen space, bedroom, bathroom, double glazing, one allocated parking space, no onward chain. Energy rating D.

Offers over £140,000 LEASEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. At the traffic lights take the first right turning on the right and bear immediately right. Take the first turning on the right into Marshall Road. Follow the road into The Market Quarter until you see the small sign on your left showing the numbering system where number 30 will be found as the first block of apartments on the right.

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.

The Property

This top floor one bedroomed apartment has a very contemporary feel with open plan living/dining and kitchen area, high ceilings and well presented accommodation complimented by modern fittings. It is extremely convenient for access to Banbury railway station which is a short walk from the property and the town centre. It is also accessible for junction 11 of the M40. There are many local amenities close to hand mainly along the Middleton Road which include a number of shops, food outlets, pub and gym. The well proportioned accommodation includes a living area which is complimented by French windows opening to a Juliette balcony. This is an open plan area as mentioned above which includes the kitchen which is well fitted with a range of integrated appliances. The master bedroom includes a double built-in wardrobe and the family bathroom is modern and neutral in décor. Externally there are communal lawned gardens with trees as well as children's play areas. There is an allocated parking space to the south of the apartment block which is numbered.

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 well presented one bedroomed second floor apartment.
- * Conveniently located for access to the railway station and town centre.
- * Would ideally suit first time buyers or investors.

* Contemporary style living.

* Modern fittings.

* High ceilings.

* Open plan living/dining and kitchen area with integrated appliances and Juliette balcony.

* Master bedroom with double built-in mirrored wardrobe.

* Modern bathroom with a white suite comprising panelled bath with shower over, wash basin and WC, storage units, mirrored cabinet, wall cabinet, shaver point, heated towel rail, frosted double glazed window.

* Electric heating, security entry phone and double glazing.

* One allocated parking space and further visitors spaces.

Services

All mains services are connected with the exception of gas.

Leasehold

The property is held on a 125 year lease which commenced in 2006. Ground rent is £1,463 per annum and service charge is £300 per annum.

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.