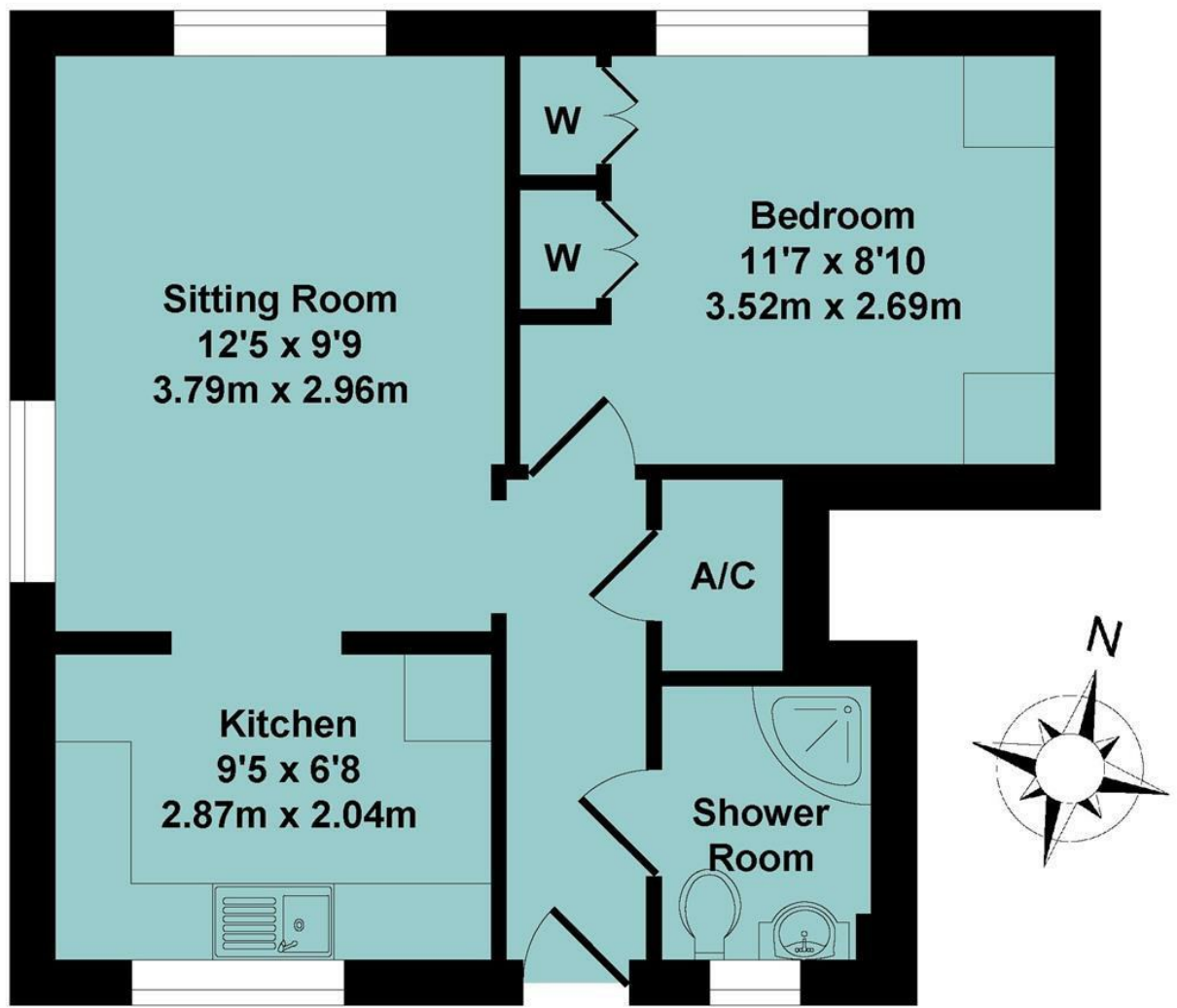


**Agents Note**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		60	
(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 370 Sq.Ft. (34.40 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.



76 Parklands  
 Banbury



# 76 Parklands, Banbury, Oxfordshire, OX16 2SZ

## Approximate distances

Banbury town centre 1 mile  
 Junction 11 (M40 motorway) 2.5 miles  
 Banbury railway station 1.5 miles  
 Oxford 23 miles  
 Stratford upon Avon 19 miles  
 Leamington Spa 18 miles  
 Banbury to London Marylebone 55 mins by rail approx.  
 Banbury to Oxford 17 mins by rail approx.  
 Banbury to Birmingham 50 mins by rail approx.

**A VERY RARE OPPORTUNITY TO ACQUIRE THIS LITTLE GEM. A GROUND FLOOR MAISONETTE IN A BLOCK OF ONLY TWO APARTMENTS SET WELL AWAY FROM THE MAIN APARTMENT BLOCK WITH A PRIVATELY OWNED GARDEN OVERLOOKING GREEN SPACES AND TREES**

**Hall, open plan living kitchen/dining, double bedroom fitted with bespoke bedroom furniture, re-fitted shower room, upgraded electric heating, gardens to front and side, two allocated parking spaces. Energy rating D.**

**£163,000 LEASEHOLD**



## Directions

From Banbury town centre proceed along the Warwick Road (B4100). Before the arcade of shops on the left hand side turn right at the roundabout into Parklands. Follow the road and the numbering system and as the road bends around to the right the property will be found on the right hand side and can be recognised by our "For Sale" board.

## 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:

- \* This represents a rare opportunity to acquire one of only two maisonettes in this block which is separate from the main apartment blocks.
- \* It occupies an enviable position with pleasant outlooks over grassy areas with mature trees.
- \* With its own privately owned gardens to front and side.
- \* Two allocated parking spaces adjacent to the garden.
- \* Ideal for investors, first time buyers and downsizers.
- \* Hall with ceramic tiled floor.
- \* Open plan living kitchen/dining space with triple aspect allowing lots of natural light and pleasant outlooks over the garden and adjacent green spaces.

\* Double bedroom fitted with a range of bespoke quality bedroom furniture including extensive shelving, wardrobes with drawers, hanging space of various lengths and shelving.

\* Re-fitted shower room with a white suite comprising fully tiled shower cubicle semi recessed wash hand basin with cupboard under, WC, ceramic tiled floor, wall tiling, window.

\* Upgraded electric heating with individually programmable heaters.

\* Two allocated off road parking spaces as mentioned above are located at the rear and from there a shared path leads to the front door.

\* Gardens to front and side include lawns with borders, seating areas and a shed.

## Services

All mains services are connected with the exception of gas.

## Tenure

Leasehold - 999 year lease from 1st January 1995. No service charge. No ground rent.

## Local Authority

Cherwell District Council. Council tax band A.

## Energy rating: D

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

## Viewing

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