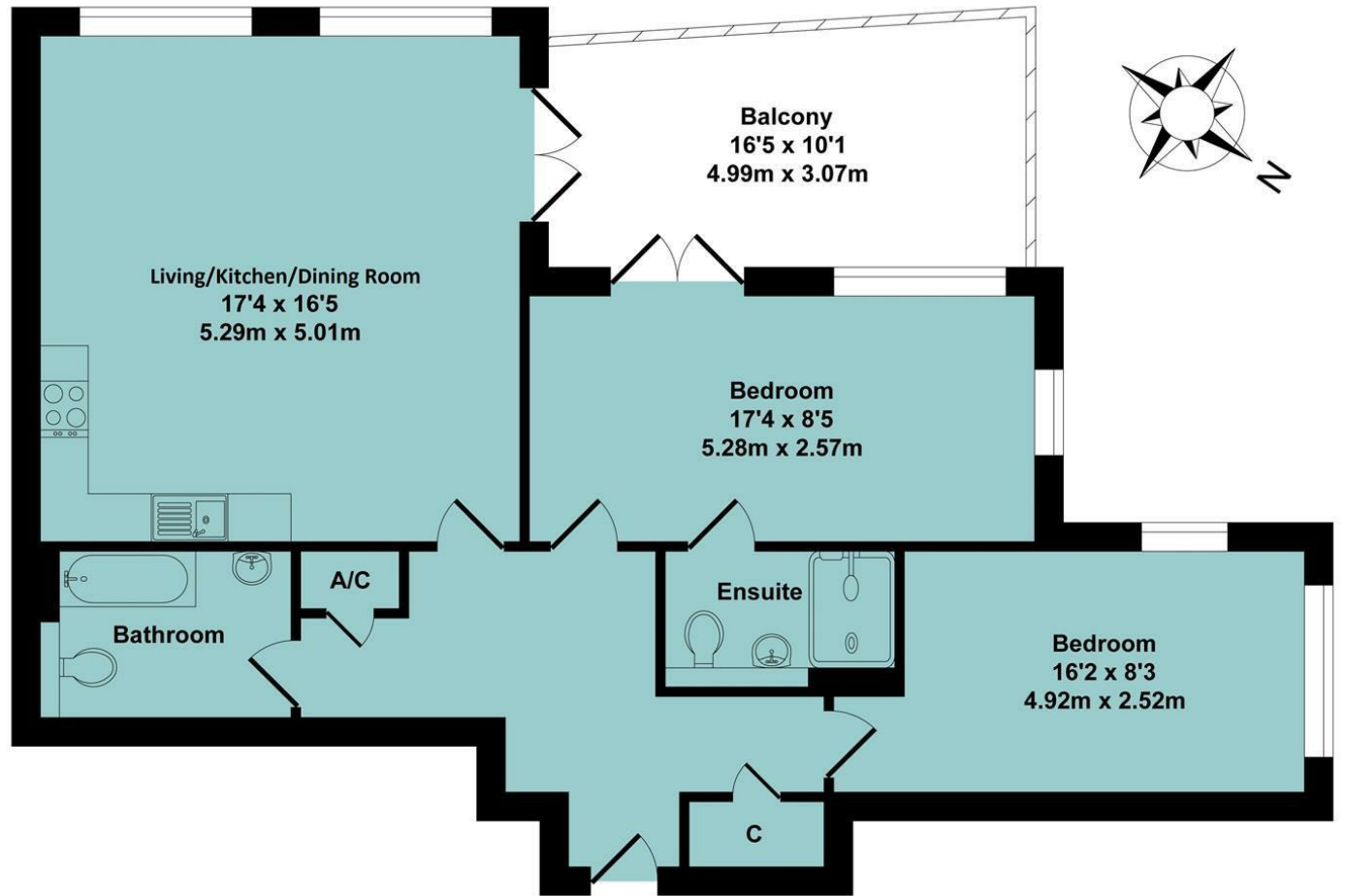


Agents Note

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

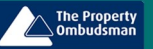
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.



Total Approx. Floor Area 785 Sq.Ft. (72.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



Flat 12 Canalside House, Tramway Road
Banbury



Flat 12 Canalside House, Tramway Road, Banbury, Oxfordshire, OX16 5BG

Approximate distances
 Banbury railway station - Walking distance
 Banbury town centre 0.2 miles
 Junction 11 (M40 motorway) 1.5 miles
 Oxford 21 miles
 Stratford upon Avon 22 miles
 Leamington Spa 19 miles
 Banbury to London Marylebone by rail approx. 55 mins
 Banbury to Birmingham by rail approx. 50 mins
 Banbury to Oxford by rail approx. 19 mins

A LIGHT AND SPACIOUS TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WITH LARGE PRIVATE BALCONY CLOSE TO THE TRAIN STATION.

Communal entrance hall, entrance hall, open plan kitchen/lounge/diner, two bedrooms, ensuite to master, bathroom, large private balcony, two parking space (one of which is in a secure gated area). Energy rating D.

£240,000 LEASEHOLD



Directions

From Banbury town centre proceed from the High Street into George Street and continue to the main set of traffic lights adjacent to Matalan. Turn right here and after a short distance turn left at the traffic lights and then take the next turning left into Tramway Road. Canalside House will be found almost immediately on the right after crossing the canal and can be recognised by our "For Sale" board.

Banbury

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:

* Flat 12, Canalside House represents a rare opportunity to acquire an apartment in this small development which was converted in 2016. It forms part of this block which has been cleverly converted to create luxury contemporary apartments superbly located for access to the town and railway station making it ideal for commuters.

* The layout is consistent with modern living including open plan living kitchen/dining area which has French doors opening to the balcony.

* Spacious entrance hall with access to storage cupboard and airing cupboard. Access to attic. Intercom system.

* Living kitchen/dining area fitted with a range of base and eye level units, integrated oven and hob, washing machine and fridge/freezer. Ample space for sitting room furniture and table and chairs. Two windows allowing in lots of light and doors opening to balcony.

* Master bedroom benefiting from a door opening to the balcony and an en-suite shower room.

* En-suite shower room comprising shower cubicle, WC, wash hand basin and extractor fan.

* Further double bedroom with two windows.

* Modern bathroom comprising bath, wash hand basin, WC, shaver point and extractor fan.

* Lovely outlooks over the Oxford canal which can be enjoyed from a large balcony.

* The electric remote controlled gates open to a secure parking area where there is one allocated space. There is also a further allocated parking space outside of the secure area.

Leasehold

125 year lease which commenced in 2016. The Managing Agent is Together Property Management. Service charge £1,753.82 per year and the ground rent £100 per year.

Services

All main services are connected with the exception of gas. Electric heating.

Local Authority

Cherwell District Council. Council tax band B.

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.