

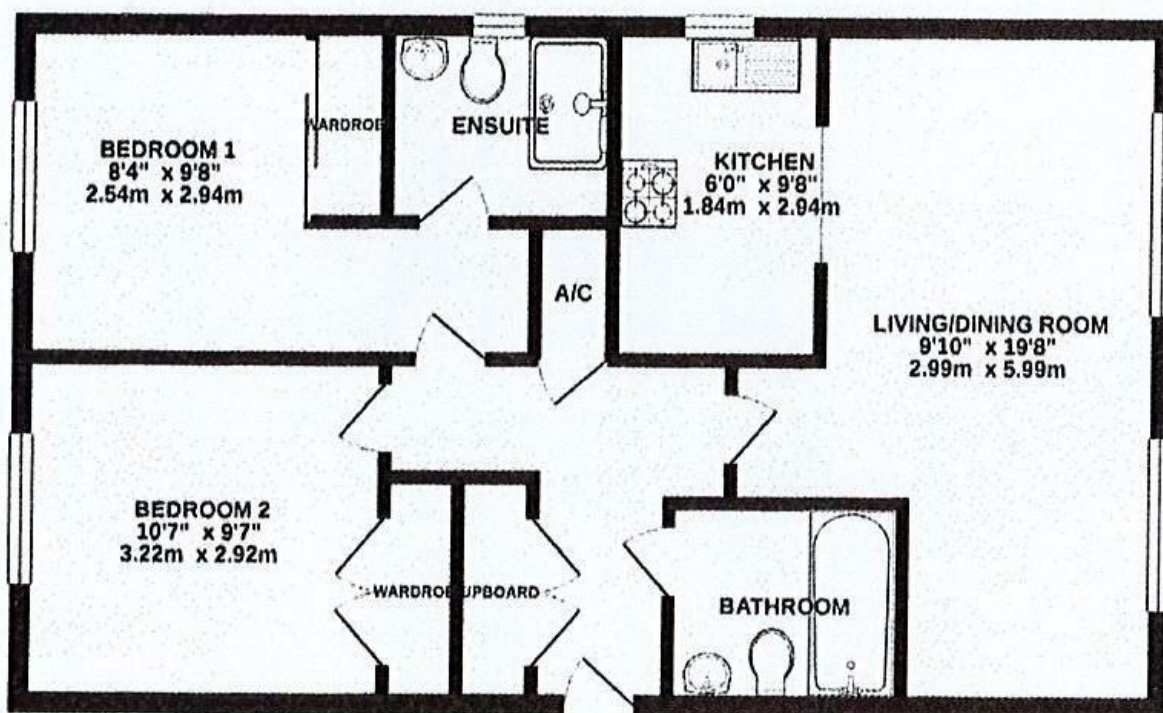
**Agents Note**

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 services 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.

650 sq.ft. (60.4 sq.m.) approx.



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

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk  
31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



15B Dashwood Road  
Banbury



# 15B Dashwood Road, Banbury, Oxfordshire, OX16 5HD

Approximate distances  
Banbury town centre 0.2 miles  
Banbury railway station 0.75 miles  
Junction 11 (M40) 2.5 miles  
Oxford 22 miles  
Stratford Upon Avon 20 miles  
Leamington Spa 20 miles  
Chipping Norton 14 miles  
Bicester 18 miles

**A SPACIOUS TWO BEDROOM FIRST FLOOR FLAT IN A RELATIVELY SMALL AND EXCLUSIVE BLOCK WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND RAILWAY STATION WHICH IS SOLD WITH A SHARE OF FREEHOLD**

**Communal hall and stairway, private hall, spacious open plan living space, kitchen with integrated appliances, bedroom one with ensuite shower room, second double bedroom, bathroom, gas ch via rads, double glazing, allocated parking space, communal garden and bicycle/storage shed. Energy rating B.**

**£225,000 SHARE OF FREEHOLD**



## Directions

From Banbury town centre proceed via High Street into George Street and take the second right after the pedestrian crossing into Broad Street. Take the third turning on the right into Dashwood Road and the property will be found after a short distance on the right 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:

\* A spacious well presented first floor two bedroom apartment.

\* Located in this relatively small development of 9 apartments conveniently located within walking distance of the town centre, railway station, supermarkets and hospital.

\* Offered with share of freehold.

\* Communal hall and stairwell with security door to the private hall where there is a large built-in storage/cloaks cupboard, separate deep built-in airing cupboard and vinyl wood effect flooring.

\* Open plan living/dining room which in turn is semi open plan to the kitchen. There are two windows to the side in the living room and an archway to the kitchen.

\* Kitchen fitted with a range of base and eye level wood effect units incorporating a built-in stainless steel oven, hob and extractor, integrated dishwasher and fridge/freezer, work surfaces, ceramic tiled floor, cupboard housing the wall mounted Gloworm gas fired boiler, window.

\* Double bedroom with window to front, built-in wardrobe and door to a spacious ensuite shower room fitted with a white suite comprising fully tiled double shower cubicle, wash hand basin and WC, vinyl wood effect floor, window.

\* Second generous double bedroom with window to front and built-in double wardrobe.

\* Bathroom fitted with a white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC, radiator, extractor.

\* Neutral décor throughout, gas central heating via radiators and uPVC double glazing.

\* Driveway leads to a parking area where there is one allocated space.

\* Communal gardens which include a bin store and large bicycle storage shed.

\* No upward chain.

## Services

All mains services are connected. The wall mounted Gloworm gas fired boiler is located in the kitchen.

## Tenure

We understand that owners of Dashwood apartments are freeholders in common. This means that each owner has a share of the freehold. There is a 125 year lease governing the development as a whole from July 2002.

## Outgoings

The management company responsible for maintaining the outside spaces, cleaning and maintenance of communal areas and building insurance is Foster Kemp, Aylesbury. The service charge for the period 1 May 2024 to 31 October 2024 is £849.41.

## Local Authority

Cherwell District Council. Council tax band B.

## Viewing

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

## Energy rating: B

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

