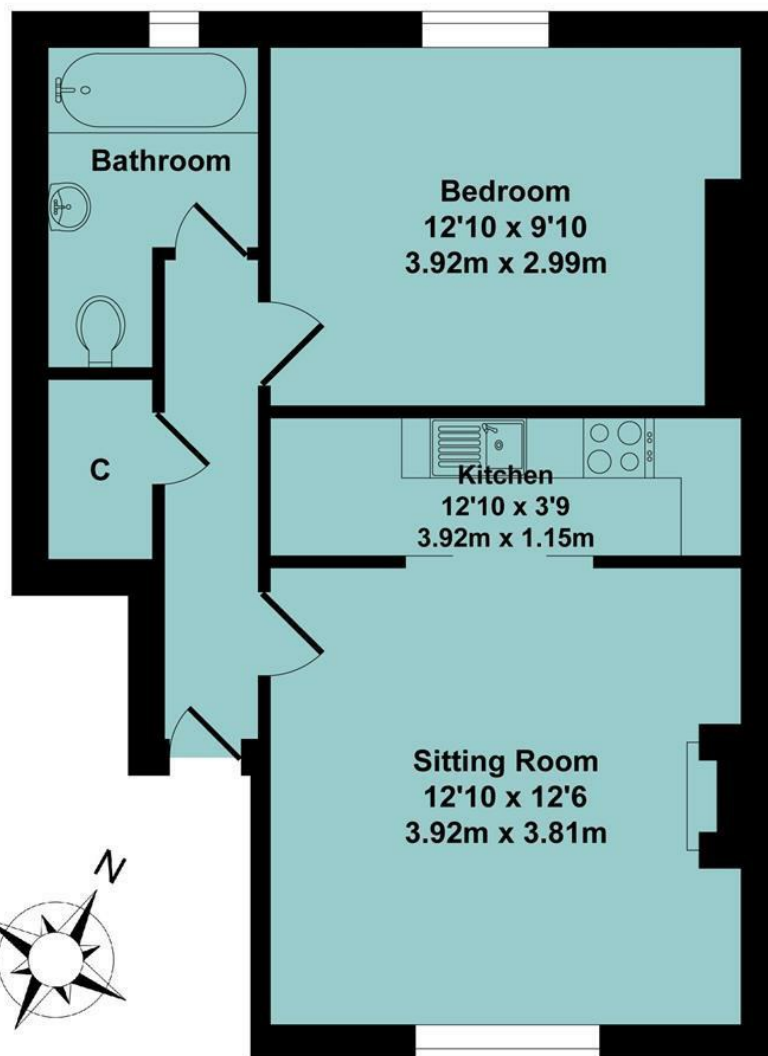


Agents Note

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 443 Sq.Ft. (41.20 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		67	79
(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	

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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.



11B Middleton Road
Banbury



11B Middleton Road, Banbury, Oxfordshire, OX16 3QH

Approximate distances

Banbury town centre 0.3 miles
Banbury railway station 0.1 mile
Junction 11 (M40 motorway) 1 mile
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A ONE BEDROOM GROUND FLOOR FLAT WHICH HAS RECENTLY BEEN REDECORATED THROUGHOUT CONVENIENTLY LOCATED FOR THE TRAIN STATION AND TOWN CENTRE

Entrance hall, lounge, kitchen, bathroom, bedroom, communal parking to rear accessed via Waterloo Drive. Energy rating D.

£140,000 SHARE OF FREEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into Middleton Road. The property will be found on the left hand side immediately after the first set of traffic lights. A "For Sale" board has been erected for ease of identification.

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:

* Entrance porch with door on the right hand side leading to flat 11b.

* Entrance hall with doors to lounge/kitchen, bedroom and bathroom.

* Large understairs storage cupboard off the entrance hall.

* Open plan living/kitchen area with large window to front, marble mantelpiece with cast iron fireplace beneath, double sliding doors into kitchen.

* The kitchen has a range of navy base and eye level units with white worktop over. Integrated four ring gas hob and electric cooker, brand new fridge freezer and washing machine (included in the sale).

* Bathroom fitted with a coloured three piece suite comprising bath with electric shower over (fitted October 2023), wash hand basin and WC. Part tiled walls and window to rear.

* Large double bedroom with window to rear

* The lounge, bedroom and hallway have recently been repainted and recarpeted and each has a brand-new electric radiator with digital controls. New electric water heater fitted January 2024.

* Communal parking to the rear accessed via Waterloo Drive.

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.

* Share of freehold owned by the subject property and two others.

