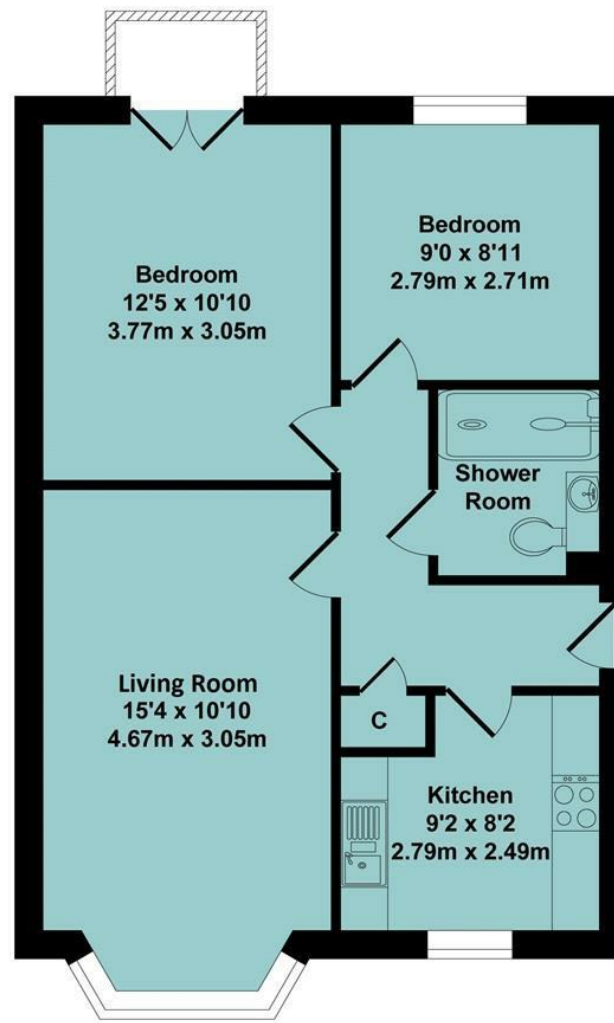


Agents Note

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 554 Sq.Ft. (51.50 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		79	79
(69-80) C			
(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	

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.



**Flat 2, Marlborough House, Marlborough Road
 Banbury**



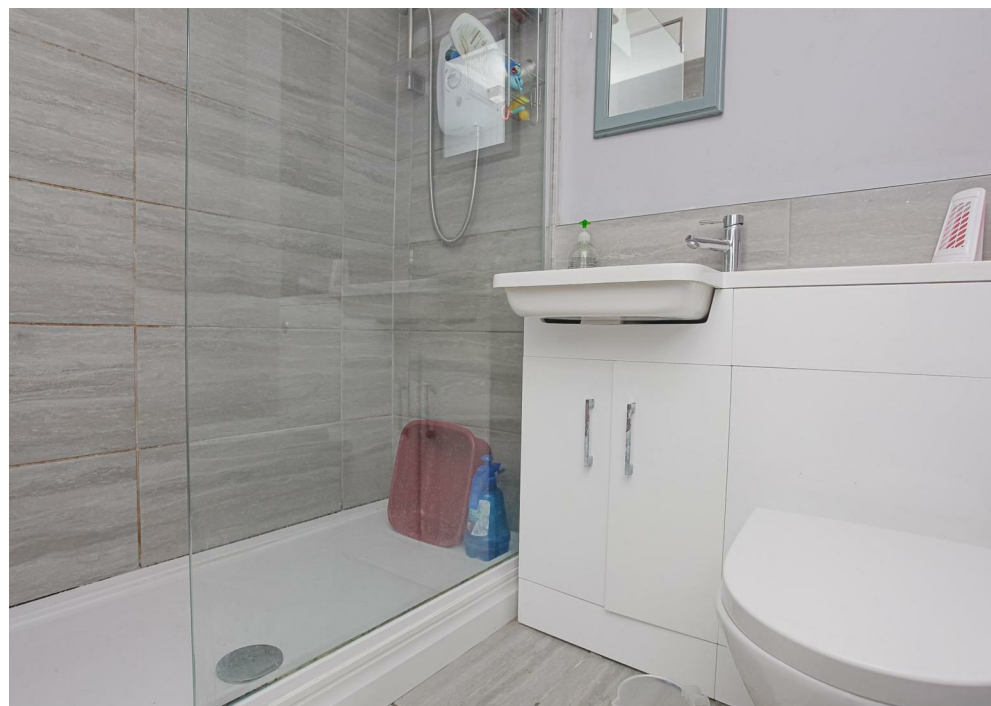
Flat 2, Marlborough House, Marlborough Road, Banbury, Oxfordshire, OX16 5AE

Approximate distances - Banbury town centre 0.2 miles
 Banbury railway station 0.5 miles
 Junction 11 (M40) 2 miles
 Chipping Norton 13 miles
 Oxford 20 miles
 Banbury to London Marylebone by rail approx. 55 mins
 Banbury to Oxford by rail approx. 17 mins

A GROUND FLOOR TWO BEDROOM FLAT WITH RECENTLY REFITTED SHOWER ROOM AND KITCHEN PLUS ALLOCATED PARKING SPACE IN A SECURE GATED AREA IN THE CENTRE OF THE TOWN JUST OFF THE HIGH STREET AND WITHIN WALKING DISTANCE OF THE RAILWAY STATION

Communal hall, private hall with storage, living room with bay window, re-fitted kitchen, main bedroom with access to small private paved area, second double bedroom, re-fitted shower room, gas underfloor central heating, uPVC double glazing, gated secure parking with allocated parking space. Energy rating C.

£175,000 LEASEHOLD



Directions

By car from Banbury Cross proceed via the High Street into George Street and immediately after the pedestrian crossing turn right into Broad Street. Marlborough House will be found on the right hand side at the crossroads on the corner of Marlborough Road and Newland Road. The entrance door is in Marlborough Road where there is a numbered key pad.

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 two bedroom ground floor apartment located in a sought after town centre development convenient for all the amenities therein and within walking distance of the railway station and hospital.
- * The apartment has, within the last 18 months been refurbished which included a new refitted kitchen and shower room.
- * Allocated parking space in a secure gated area to the rear.
- * Gas underfloor central heating and uPVC double glazing.
- * Communal entrance hall with door to a built-in storage cupboard, security entry phone.
- * Living room with laminate wood effect floor and bay window to front.
- * Modern refitted kitchen with a range of cream

base and eye level units incorporating a built-in oven, gas hob and extractor, integrated fridge and freezer, washing machine, work surfaces and sink, wall mounted Gloworm gas fired boiler installed (2023), window to front.

* Main double bedroom with French windows to a small private paved area.

* Second double bedroom with window to rear.

* Modern refitted shower room with a large fully tiled walk-in shower, semi recessed wash hand basin with cupboards under, WC, ceramic tiled floor, extractor.

Services

All mains services are connected. The gas fired boiler (installed February 2023) is located in the kitchen.

Tenure

Leasehold. 125 year lease which commenced on 5th January 2004. Service charge £1,000 per annum. Ground rent £100 per annum.

Viewing

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

Energy rating: C

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

Local Authority

Cherwell District Council. Council tax band B.