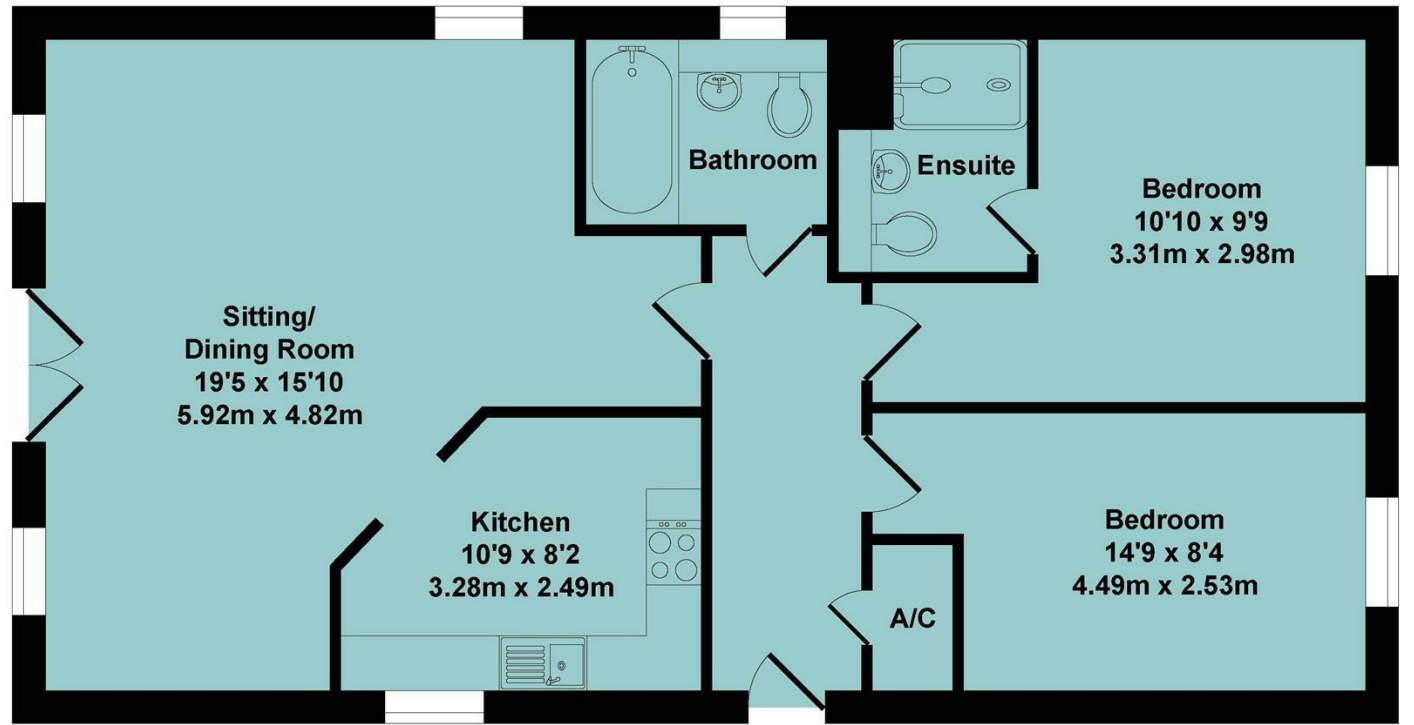


Agents Note

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 769 Sq.Ft. (71.40 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 | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 80 | 83 |
| 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 52 Rosemary Drive
Banbury



Flat 52 Rosemary Drive, Banbury, Oxfordshire, OX16 1EZ

Approximate distances

Banbury town centre 2 miles
 Junction 11 (M40 motorway) 2 miles
 Banbury railway station 2.5 miles
 Oxford 24 miles
 Stratford upon Avon 19 miles
 Leamington Spa 18 miles
 Banbury to London Marylebone by rail 55 mins
 Banbury to Birmingham by rail approx. 50 mins
 Banbury to Oxford by rail approx. 19 mins

A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT ON THE POPULAR HANWELL FIELDS DEVELOPMENT ON THE NORTH SIDE OF BANBURY PERFECT FOR FIRST TIME BUYERS.

Communal hall, private hall, open plan living space, kitchen, main bedroom with en-suite shower, second double bedroom, bathroom, allocated off road parking space and visitor space, communal garden. Energy rating C.

£185,000 LEASEHOLD



Directions

From Banbury town centre proceed in a northerly direction towards Southam (A423). On the outskirts of the town turn left into Longford Park Road and continue for approximately quarter of a mile until Winter Gardens Way will be found on the left. Turn here and then take the first turning on the left into Rosemary Drive and follow the road bearing right then turn slight right at the bottom and the property will be found on the left. Travel under the archway to the right of the building into the car park where there is an allocated space.

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:

* A spacious first floor apartment located on the popular Hanwell Fields development on the North side of Banbury.

* Well proportioned accommodation including an open plan living space which is well lit having windows to front and side as well as French doors to a Juliet balcony, open access to the kitchen.

* Kitchen with shaker Beech effect units incorporating a built-in oven, hob and extractor, plumbing for washing machine, space for dishwasher, space for fridge/freezer, recently fitted lino flooring, windows.

* Main double bedroom, with recently fitted grey carpet, window to rear, door to en-suite shower room fitted with a white suite comprising a double shower cubicle, wash hand basin, WC, heated towel rail, extractor.

* Smaller double bedroom with window to rear and recently fitted grey carpet.

* Bathroom fitted with a white suite comprising a panelled bath with mixer taps and shower attachment, wash hand basin, WC, window, heated towel rail.

* Externally there is an allocated off road parking space at the back and there is a communal lawned garden. To the front there are two visitor car parking spaces.

Services

All mains services are connected with the exception of gas. Heating is electric night storage.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Leasehold

The property has 95 years left on the lease which commenced on 1st January 2005 and runs until 31st December 2119. Service charge is £1838.34 per annum. Ground Rent is £281.18 per annum.

Energy rating: C

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