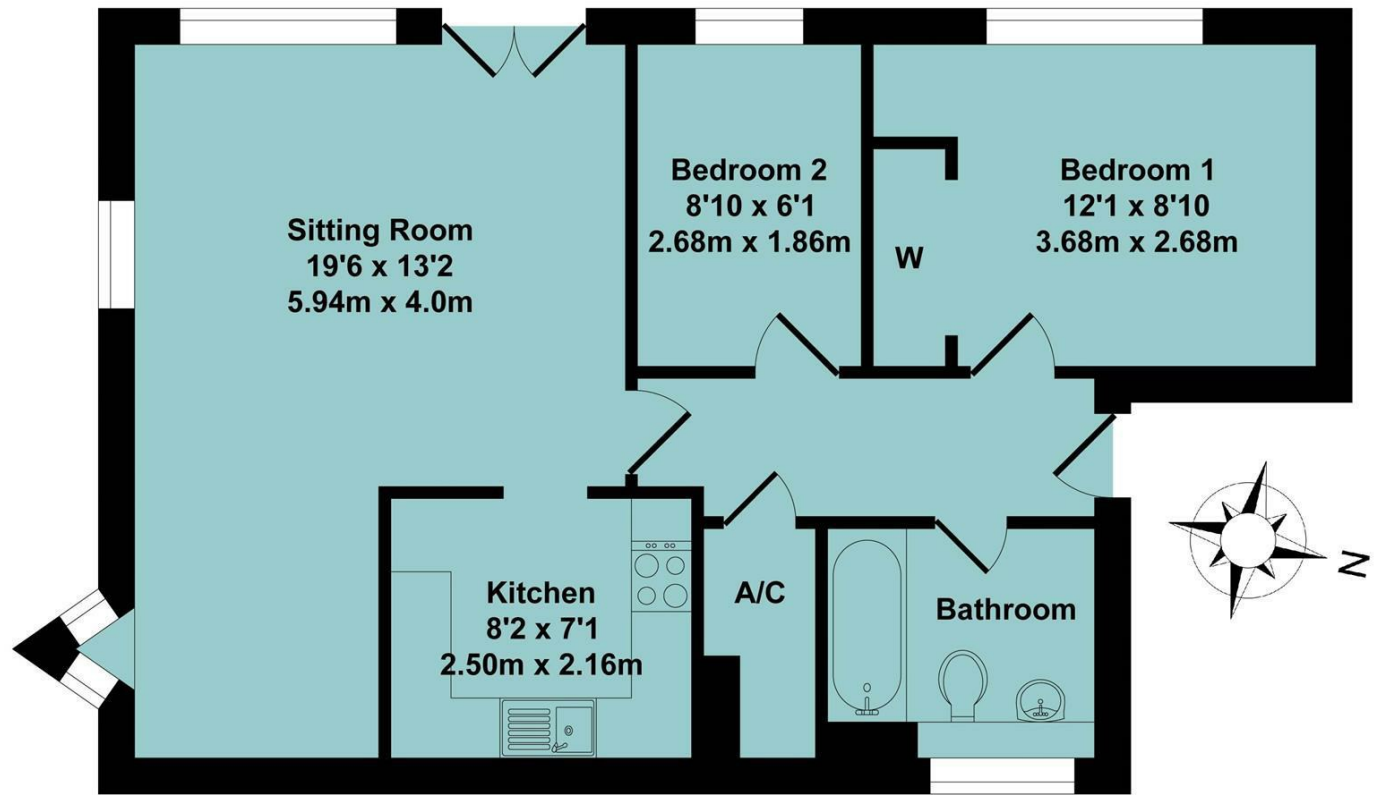


**Agents Note**

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 565 Sq.Ft. (52.50 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			
(69-80) C			72
(55-68) D	62		
(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.



73 Broome Way  
Banbury





73 Broome Way, Banbury, Oxfordshire,  
OX16 3WQ

**Approximate distances**

Banbury town centre 0.5 miles  
Banbury railway station 0.25 miles  
Junction 11 (M40 motorway) 1 mile  
Oxford 22 miles  
Stratford upon Avon 20 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

**A SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT BENEFITTING FROM OPEN PLAN LIVING, TWO PARKING SPACES AND GARDEN ACCESS, LOCATED CLOSE TO THE TRAIN STATION AND THE M40.**

**Communal entrance hall, private entrance hall, sitting/dining room, kitchen, two bedrooms, bathroom, two allocated parking spaces. Energy rating D.**

**£155,000 SHARE OF FREEHOLD**



**Directions**

From Banbury town centre proceed in an easterly direction via Bridge Street and into the Middleton Road. Having passed the traffic lights turn left into Waterloo Drive and follow the road bearing left into Wellington Avenue. Continue along this road for approximately ½ a mile and continue into Broome Way. Going past the turning into Cockington Green, take the next left hand turning into the car parking area and the property can be found on the left hand side by following the numbering system.

**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.

**Local Authority**

Cherwell District Council. Council tax band A.

**Tenure**

The property is share of freehold. Length of lease 999 years which commenced on 25th March 1989. Service charge is £947.76 per annum. There is no ground rent payable.

**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.

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:

- \* Communal entrance hall
- \* Private entrance hall with doors to all rooms and access to large airing cupboard.
- \* Open plan sitting/dining room with space for table and chairs. French doors to lawned outside space, archway to kitchen.
- \* Kitchen comprising wall and base mounted units, space for oven, space and plumbing for washing machine, space for fridge freezer.
- \* The master bedroom is a double and has a built-in wardrobe.
- \* The second bedroom is a single.
- \* Bathroom comprising bath, WC and wash hand basin, window.

**Services**

All mains services are connected with the exception of gas.

