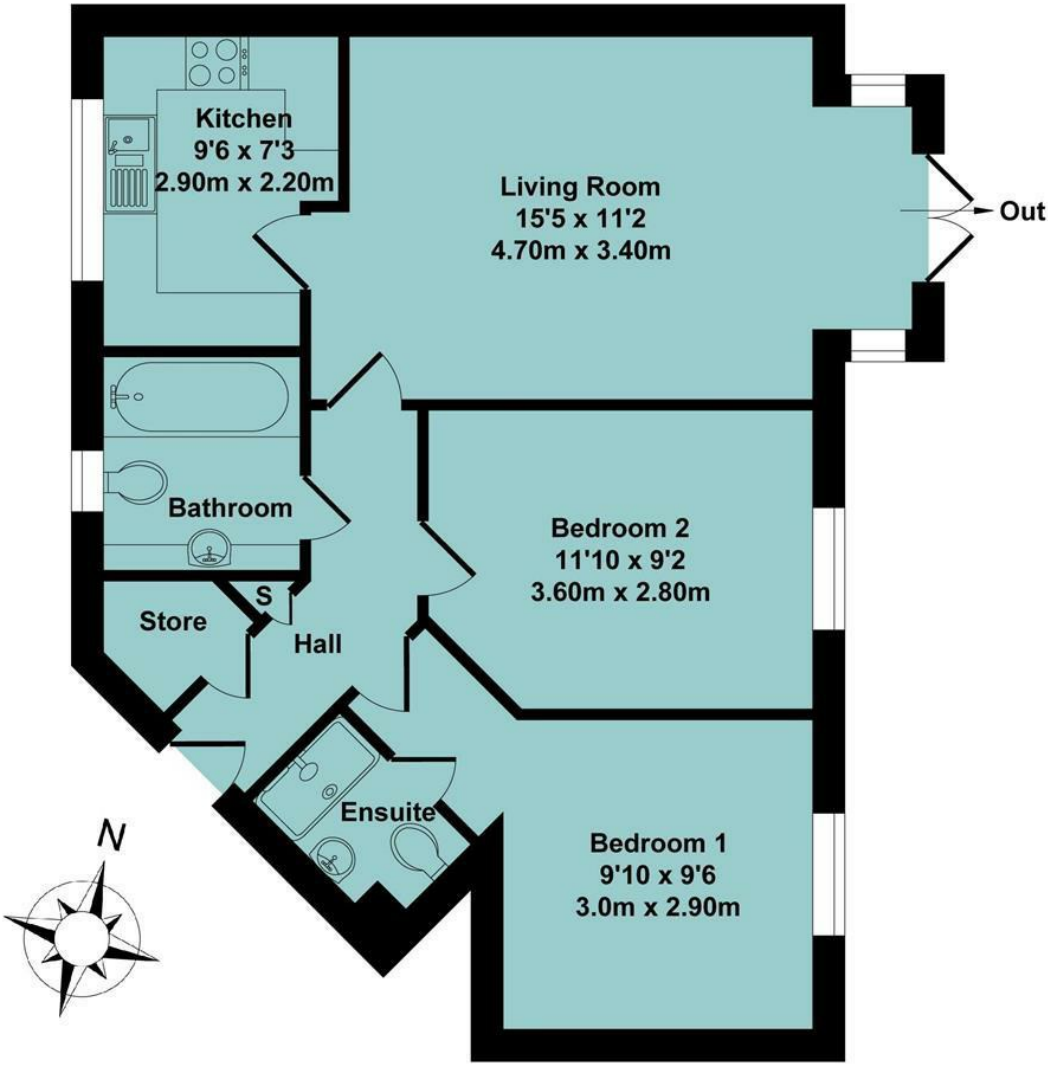
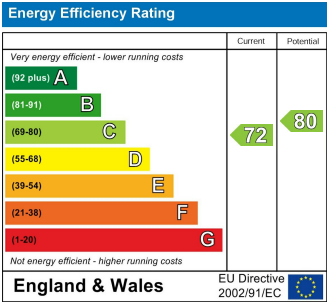


Agents Note

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 605 Sq.Ft. (56.20 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



14 Alma Road
Banbury



14 Alma Road, Banbury, Oxfordshire,
OX16 4RQ

Approximate distances
Banbury town centre 0.75 miles
Banbury railway station 0.2 miles
Junction 11 (M40 motorway) 1 mile
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx, 50 mins
Banbury to Oxford by rail approx. 19 mins

A WELL PROPORTIONED TWO BEDROOM GROUND
FLOOR FLAT IDEALLY LOCATED A SHORT WALK FROM
THE TRAIN STATION AND TOWN CENTRE

Entrance hall, living room, kitchen, two double
bedrooms, ensuite. family bathroom, allocated
parking. Energy rating C.

OFFERS IN EXCESS OF £150,000 LEASEHOLD



Directions

From Banbury town centre proceed in an easterly direction along Bridge Street and travel over the railway bridge until you reach the first set of traffic lights. Turn right here into Merton Street and then take the second turning on the right into Alma Road. Number 14 is the ground floor flat in the last building on the right hand side.

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:

- * Communal hallway leading to the private entrance hall with doors to both bedrooms, living room, bathroom and storage cupboard.
- * Living room with door to kitchen and private doors opening out onto Alma Road, laminate flooring, ample space for table and chairs.
- * Kitchen fitted with a range of base and eye level units with worktop over, inset sink, integrated oven, hob and extractor, space and plumbing for washing machine, space for fridge freezer, window overlooking the parking area.
- * Bedroom one is a double with window to front and ensuite comprising double shower cubicle, WC and wash hand basin.
- * Bedroom two is also a double with window to front.
- * Bathroom fitted with a suite comprising bath, vanity wash hand basin and WC, window overlooking the parking area.

* Externally there is one allocated parking space in the car park.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band B.

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.

Tenure

The property is leasehold.
155 year lease from 01/01/2005.
Service charge £2,938 per annum.
Ground rent £190 per annum.

