

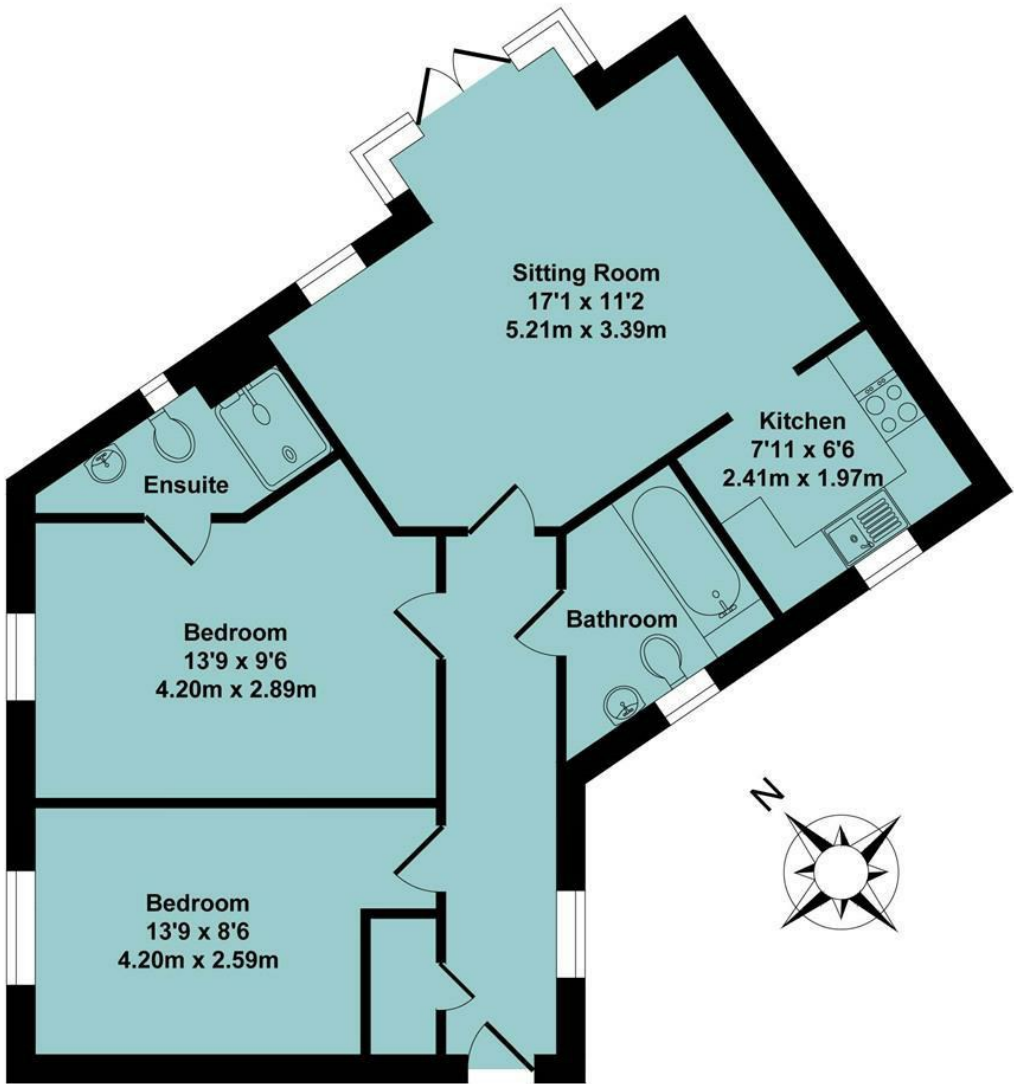
Agents Note

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.

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		
	70	79
EU Directive 2002/91/EC		
England & Wales		



Total Approx. Floor Area 674 Sq.Ft. (62.60 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

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The Property
Ombudsman

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.



46 Padbury Drive
Banbury



46 Padbury Drive, Banbury, Oxfordshire,
OX16 4QT

Approximate distances
Banbury town centre 0.25 miles
Banbury railway station 0.1 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. 17 mins

A TWO DOUBLE BEDROOM GROUND FLOOR
APARTMENT WITH ENSUITE, LOCATED WITHIN
WALKING DISTANCE OF THE RAILWAY STATION

Communal entrance hall, private entrance hall,
lounge, kitchen, two double bedrooms, ensuite,
bathroom, one allocated parking space. Energy
rating C.

£170,000 LEASEHOLD



Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. After the traffic lights turn right into Merton Street and take the second turning on the right into Alma Road and follow Alma Road passing the play area on the left. Bear left and at the end of the road take a right onto Padbury drive. Follow this road down passing the park on the right hand side and then take the left hand turning and the flats will be found after a short distance 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:

- * Two double bedrooms.
- * Walking distance to railway station.
- * Enter via the communal entrance hall.
- * Private entrance hall with two windows, access to storage cupboard, intercom system.
- * Spacious lounge with uPVC door opening to Padbury Drive.
- * Kitchen fitted with a range of base and eye level units, integrated oven, space and plumbing for washing machine, space for fridge.
- * The master bedroom is a spacious double with access to ensuite.
- * The ensuite comprises of shower cubicle, WC and wash hand basin, heated towel rail, shaver point, tiled flooring and window.
- * The second bedroom is also a double with space for wardrobes.

- * Bathroom fitted with a suite comprising bath with shower over, wash hand basin, WC, window, extractor fan, shaver point and radiator.
- * Allocated parking space.

Services

All mains services are connected with the exception of gas. Electric heating.

Local Authority

Cherwell District Council. Council tax band B.

Tenure

The property is leasehold. 155 year lease from 1st February 2005. Service charge £3,000 per annum and ground rent £250 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.