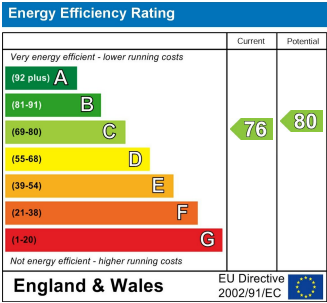


Agents Note

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.



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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.



Flat 37 Cameron Court, 32 Britannia Road
Banbury



Flat 37 Cameron Court, 32 Britannia Road,
Banbury, Oxfordshire, OX16 5EJ

Approximate distances
Banbury town centre 0.1 mile
Banbury railway station 0.6 miles
Junction 11 (M40) 2 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A ONE BEDROOM TOP FLOOR FLAT LOCATED IN THE
TOWN CENTRE WITHIN WALKING DISTANCE OF THE
TRAIN STATION OFFERED WITH NO ONWARD CHAIN

Communal entrance hall, private entrance hallway,
sitting room/diner, kitchen, bedroom, shower
room, allocated parking. Energy rating C.

£120,000 LEASEHOLD



Directions

From Banbury Cross proceed along High Street and continue into George Street and take the fourth turning on the right before the traffic lights into Britannia Road. Travel straight on at the crossroads continuing along Britannia Road and Cameron Court will be found after approximately 200 yards on the left hand side and can be recognised by our "For Sale" Board.

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:

- * Offered with no onward chain.
- * Town centre location.
- * Walking distance to train station.
- * Allocated parking space.
- * Communal entrance hall.
- * Private entrance hall with intercom system and airing cupboard.
- * Lounge with space for dining room table and opening to the kitchen.
- * Kitchen comprises of wall and base mounted units, integrated oven and hob, space and plumbing for washing machine, space for under counter fridge freezer.
- * Double bedroom with built-in double wardrobe.

- * Shower room fitted with a walk-in shower cubicle with electric shower over, WC, wash hand basin and extractor fan.
- * Single allocated off road parking space.

Services

All mains services are connected with the exception of gas.

Tenure

The property is leasehold. The property is held on a 125 year lease from 1st October 1991. Service charge £720 per annum. Ground rent £70 per annum.

Local Authority

Cherwell District Council. Council tax band A.

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.