



46 Padbury Drive

Banbury

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.

£165,000 LEASEHOLD





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.

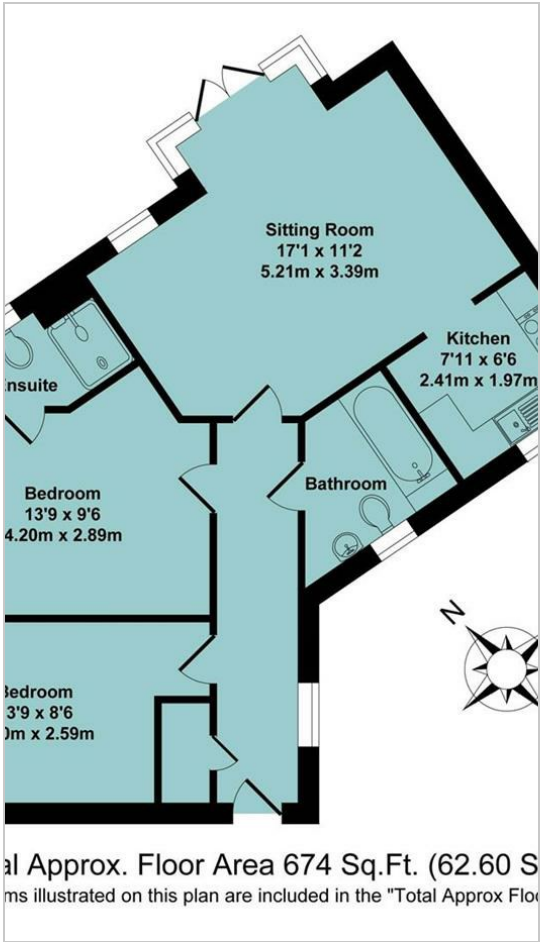
Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

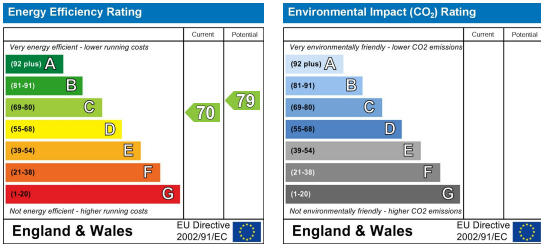
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.