



Orchard Way
Banbury



ROUND & JACKSON
ESTATE AGENTS



13 Kennedy House, Orchard Way

Banbury, Oxon, OX16 0EL

£124,950

A very spacious two bedroom duplex apartment located close to a wide range of shops and amenities. The property could achieve a monthly rental income of up to £850 which would provide a potential yield of 8% at a purchase price of £124,950.

The Property

13 Kennedy House is a two bedroom duplex apartment which is located close to a wide range of amenities and approximately one mile from the town centre. The property has spacious accommodation which is arranged over two floors, on the ground floor there is a hallway, a kitchen and a sitting/dining room with a balcony. On the first floor there are two double bedrooms and the bathroom. There is a communal car park to the rear. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Hallway

Stairs to the first floor, storage cupboard, doors to the kitchen and sitting/dining room.

Kitchen

Fitted wall cabinets and base units and drawers with work surfaces over. Inset sink and drainer, 4 ring hob, single oven, space for a fridge/freezer and washing machine. Shelved storage cupboard.

Sitting/Dining Room

Ample space for a range of furniture, windows to the front aspect and a door to the balcony.

First Floor landing

Storage cupboard and doors to all first floor accommodation.

Bedroom One

A double room with a window to the front and built in wardrobes.

Bedroom Two

A double room with a window to the rear and built in wardrobes.

Bathroom

Panelled bath with shower over, wash hand basin and W.C. Heated towel rail.

Outside

There is a communal car park to the rear of the building.

Directions

From Banbury town centre proceed via the Warwick Road and continue for approximately half of a mile and turn left at the roundabout onto Orchard Way. Turn left at the next roundabout onto Hilton Road and then immediately left into the Kennedy House car park.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 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 (51 mins) and Birmingham Snow Hill (55mins). 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.

Services

All mains services connected.

Viewing Information

Via sole agents, Round & Jackson

Leasehold Information

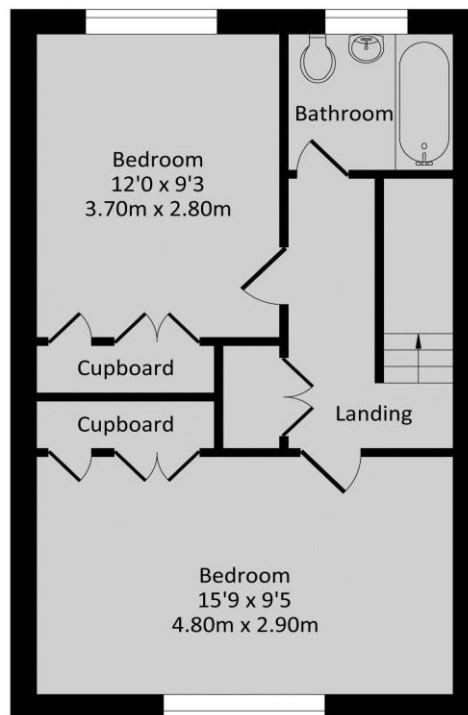
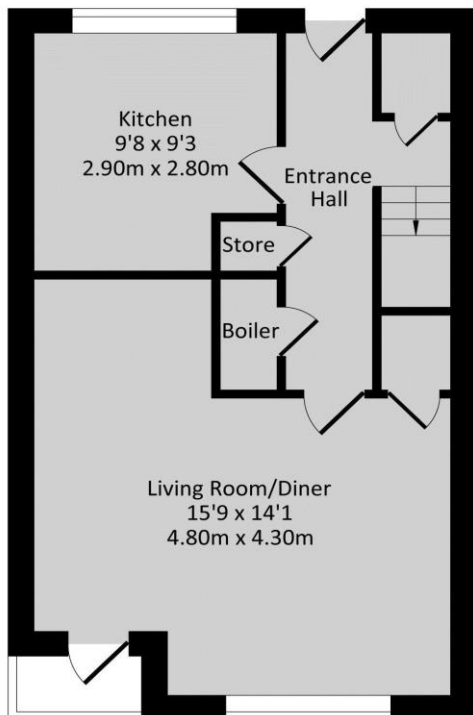
The property is held on a 125 year lease which commenced in 1988. Combined service charge and ground rent is £682.92 per annum.



Ground Floor
Approx. Floor
Area 405 Sq.Ft.
(37.65 Sq.M.)



First Floor
Approx. Floor
Area 418 Sq.Ft.
(38.88 Sq.M.)



Total Approx. Floor Area 823 Sq.Ft. (76.53 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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