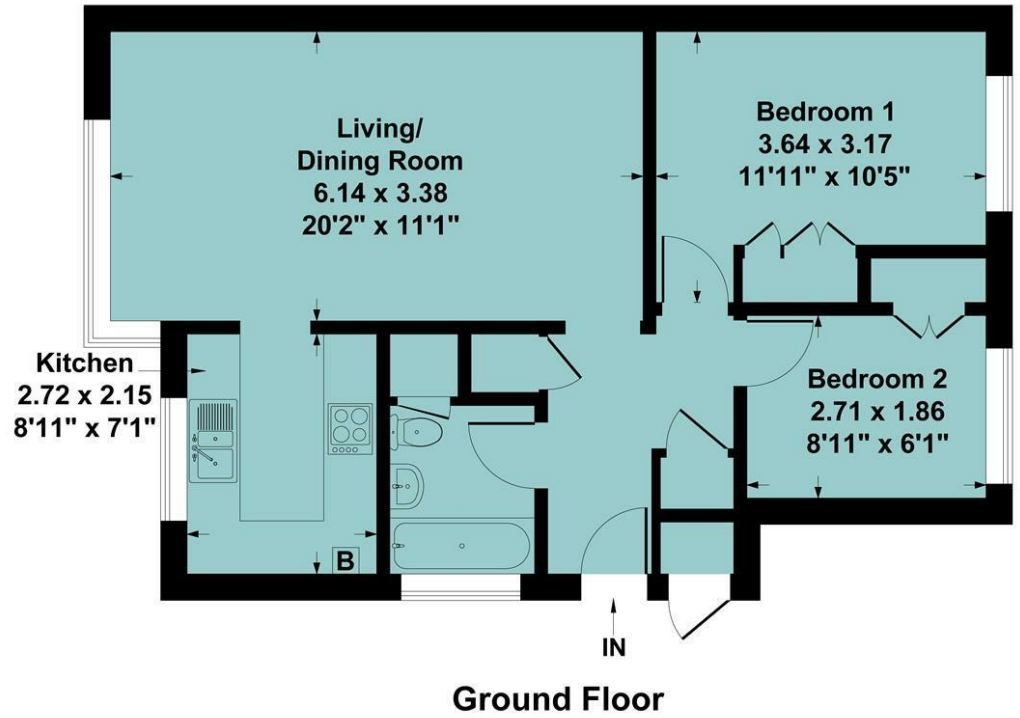


Agents Note

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.



Ground Floor Approx Area = 56.11 sq m / 604 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



18 Lodge Close
Banbury



18 Lodge Close, Banbury, Oxfordshire, OX16 9BW

Approximate distances

Banbury town centre 0.75 miles
Banbury railway station (rear access) 0.75 miles
Horton Hospital Banbury 0.3 miles
Junction 11 (M40) 1.75 miles
Oxford 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx.

AN INVESTMENT OPPORTUNITY TO ACQUIRE THIS TWO BEDROOM GROUND FLOOR MAISONETTE IN A POPULAR RESIDENTIAL AREA ON THE SOUTH SIDE OF BANBURY NEAR THE HOSPITAL, SUPERMARKETS AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Hall, open plan living/dining room/kitchen, two bedrooms, bathroom, gas via rads, uPVC double glazing, communal off street parking. Energy rating C.

£145,000 LEASEHOLD



Directions

From Banbury town centre proceed via High Street into George Street and continue to the traffic lights. Turn right on Lower Cherwell Street and follow the road bearing left at the next traffic lights and continue past Morrisons into Hightown Road. Travel up the hill and having passed the turning for Green Lane turn right into Valley Road. Continue down the hill and follow the road as it bears right and at the end turn left into Lodge Close. The property will be found on the left hand side and can be

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:

- * Spacious two bedroom ground floor maisonette.
- * Popular residential area on the south side of Banbury near the hospital and within walking distance of the town centre, railway station and supermarkets.
- * Currently let and therefore available only to investors. Please see below for the tenancy details.
- * Side door opens to the hall with doors to built-in cupboards.
- * Open plan living/dining room with window to front.
- * Kitchen with a range of base and eye level units in white incorporating a built-in oven, gas hob and extractor, space for fridge and freezer, wall mounted Gloworm gas fired boiler, window to front.
- * Main double bedroom with window to rear and built-in double wardrobe.
- * Second single bedroom with window to rear and built-in wardrobe.
- * Bathroom with a coloured suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC, window, door to built-in airing cupboard.
- * Communal off road parking in an area a short distance from the property.

Tenure

The property is held on a lease which terminates on 29th September 2076 which therefore has approximately 50 years remaining. There is no service charge and there is a ground rent of £35 payable half yearly in advance due on 29th September and 25th March. The vendor is in the process of extending the lease by an additional 90 years which will mean the tenure will become 140 years and the ground rent will become a peppercorn rent.

Tenancy

The property is currently let via Anker & Partners under an Assured Periodic Tenancy Agreement and the monthly rent is £875 pcm.

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.

Local Authority

Cherwell District Council. Council tax band B.