



77 Winter Gardens Way

Banbury

A TWO BEDROOM TWO BATHROOM GROUND FLOOR APARTMENT WITH A GARAGE AND ALLOCATED PARKING IN A SECURE GATED CAR PARK LOCATED ON THE POPULAR HANWELL FIELDS DEVELOPMENT

Entrance hall, living/dining room, kitchen, two bedrooms, ensuite, four piece family bathroom, allocated parking, garage. Energy rating C.

£175,000 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:

- * Communal entrance leading to private entrance hall with doors to both bedrooms, the bathroom, living/dining room and a storage cupboard.
- * Living/dining room with large bay window to front, ample space for furniture, opening to the kitchen.
- * Kitchen fitted with a range of base and eye level units with worktop over, integrated oven, four ring gas hob and extractor over, space for fridge freezer, space and plumbing for washing machine, inset sink, door to front.
- * Bedroom one is a double with window to rear, built-in wardrobe and ensuite comprising shower cubicle, WC, wash hand basin, tiled floor and part tiled walls, window to rear.
- * Bedroom two is also a double with a built-in wardrobe and a window to the rear.
- * Family bathroom fitted with a four piece suite comprising shower cubicle, bath, WC and wash hand basin. Tiled floor and part tiled walls, window to front.
- * Communal car park to the rear of the property where there is a garage which has an up and over door and parking in front of it.

Services

All mains services are connected.

Tenure

Leasehold property. 125 years from 01.01.2005.
The property is leasehold with 103 years remaining, the service charge is £1900 per annum and a ground rent of £150 per annum.

Local Authority

Cherwell District Council. Council tax band A.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

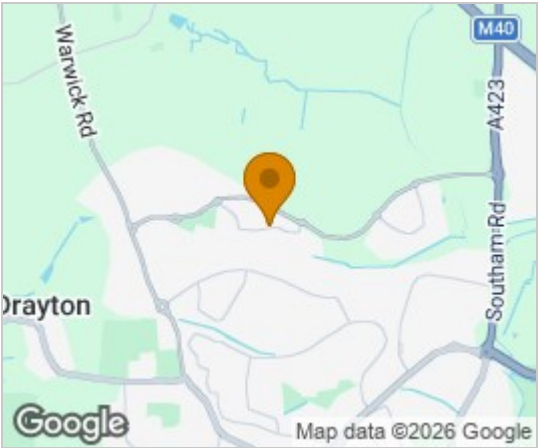
Energy rating: C

A copy of the full Energy Performance Certificate is available on request.

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.

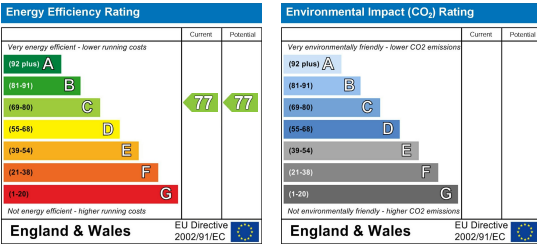
Area Map



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.

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.