



Connells

Heyford House Merton Street
Banbury



Property Description

A beautifully modernised one-bedroom ground floor home with private courtyard garden and allocated parking, ideally located close to the train station and town centre.

Finished to a high standard throughout, this stylish property is perfect for first-time buyers or investors and is offered with NO CHAIN.

Accommodation:

Accessed via your own private gate into the property opens into a charming courtyard garden leading to your personal front door. Inside, the contemporary kitchen sets the tone for the home, complemented by a newly fitted bathroom off the inner lobby.

The spacious double bedroom enjoys views over the courtyard garden, while the generous lounge overlooks the front aspect, creating a bright and welcoming living space.

This property combines convenience, style, and comfort—book your viewing today!

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

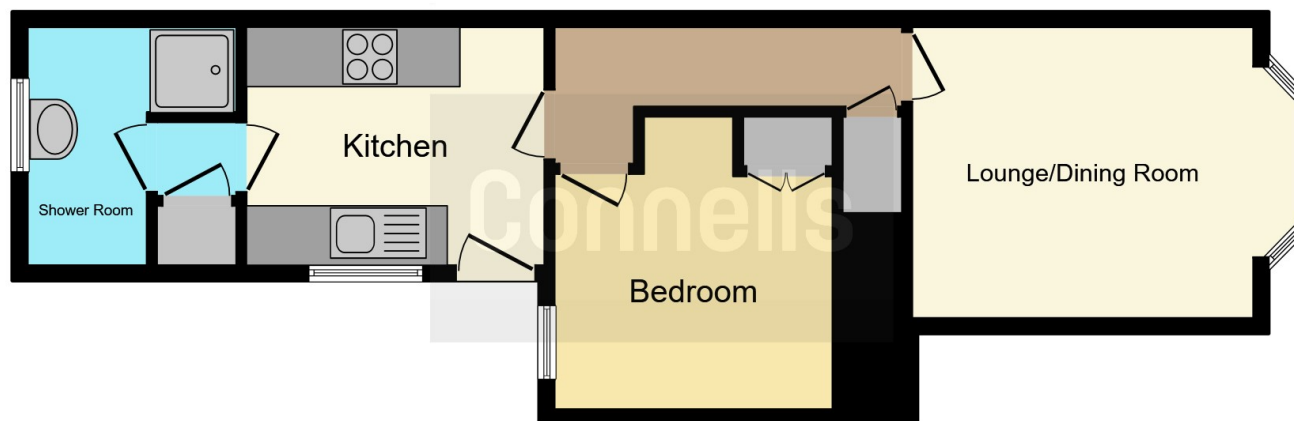
An AML fee of £80 (Including VAT) is also

payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: E Council Tax
 Band: A

Service Charge: 710.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309839

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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