

Connells

Alma Road
Banbury

Alma Road
Banbury OX16 4RQ

for sale offers in excess of
£150,000







Property Description
-A modern two bedroom top floor apartment on the popular development close to the train station & Town Centre.

An ideal first time buy or investment. Please call today to arrange a viewing.

Accommodation includes communal entrance hall, entrance hall, lounge, kitchen, master bedroom with ensuite, further bedroom, bathroom. Property benefits from allocated parking & NO CHAIN

Communal Entrance

Door leading into communal entrance hall

Entrance Hall

Access to Lounge, bedrooms and bathroom.

Lounge
15' 3" x 11' 3" (4.65m x 3.43m)
Double glazed window to the front aspect, Electric heater and archway into Kitchen area.

Kitchen
9' 6" x 7' 4" (2.90m x 2.24m)
Double glazed window to the rear aspect. Offering a range of wall & base mounted units with worksurfaces over and incorporating a sink/drainer unit with splashbacks. Integrated oven and hob with cookerhood over. Space for washing machine & Fridge Freezer.

Bedroom One
15' 1" max x 10' (4.60m max x 3.05m)
Double glazed window to the front aspect.

En-Suite

Double glazed frosted window. Suite comprises of a shower cubicle, wash hand basin and low level wc. Extractor fan.

Bedroom Two
12' 4" max x 8' 3" (3.76m max x 2.51m)
Double glazed widow to the front aspect.

Bathroom

Comprising a white suite with panel bath,wash hand basin,low level WC,extractor fan,shaver point.

Outside

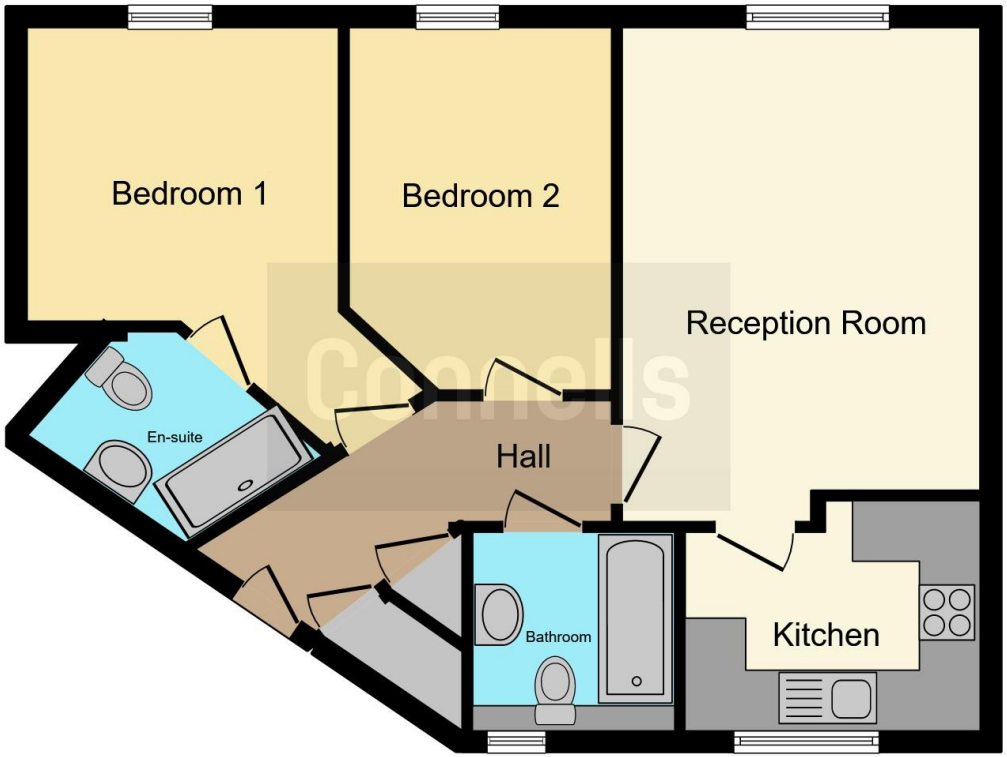
Property benefits from allocated parking.

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: C

Council Tax Band: B

Service Charge: 2600.00

Ground Rent: 190.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN308977

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.