

**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.

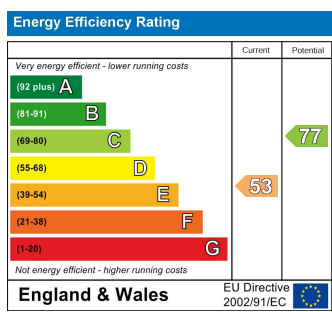


Second Floor

**Second Floor Approx Area = 37.15 sq m / 400 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



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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.



10 Leighsanne Court, Mewburn Road  
Banbury



# 10 Leighsanne Court, Mewburn Road, Banbury, Oxfordshire, OX16 9NZ

## Approximate distances

Banbury town centre 0.2 miles  
Banbury railway station 1 mile  
Junction 11 (M40 motorway) 2 miles  
Oxford 22 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

**A FULLY REFURBISHED FIRST FLOOR APARTMENT IN A RELATIVELY SMALL BLOCK LOCATED IN A DESIRABLE RESIDENTIAL AREA CLOSE TO TOWN WITH DAILY AMENITIES WITHIN WALKING DISTANCE**

**Hall, open plan living kitchen/dining room, double bedroom, bathroom, uPVC double glazing, communal parking to rear. Energy rating E.**

**£138,000 LEASEHOLD**



## Directions

From Banbury Cross proceed along West Bar and before continuing into Broughton Road turn left into Beargarden Road and immediately right into Kingsway. Take the first turning right into Mewburn Road and Leighsanne Court will be found after a short distance on the right hand side and can be recognised by our "For Sale" board.

## Banbury

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:

- \* A very well presented flat in a relatively small block which has been fully refurbished in recent years.
- \* Smart décor and modern fittings throughout.
- \* Ideal for modern living with open plan living kitchen/dining space with two large windows to the front enjoying pleasant outlooks.
- \* Modern grey kitchen units with plumbing for washing machine, space for tumble dryer, electric cooker point, option to include a dishwasher, space for fridge/freezer.
- \* Double bedroom with window to rear, space for wardrobes.
- \* Bathroom fitted with a modern white suite comprising panelled bath with shower over and fully tiled surround, wash hand basin and WC.
- \* Attractive laminate wood effect flooring in all rooms except the bathroom.
- \* uPVC double glazing.

\* Communal off road parking to rear.

\* No upward chain.

## Services

All mains services are connected with the exception of gas.

## Leasehold

150 year lease which commenced in 1994.  
Service charge £1,320 per annum.  
Ground rent £100 per annum.

## Viewing

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

## Energy rating: E

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 A.