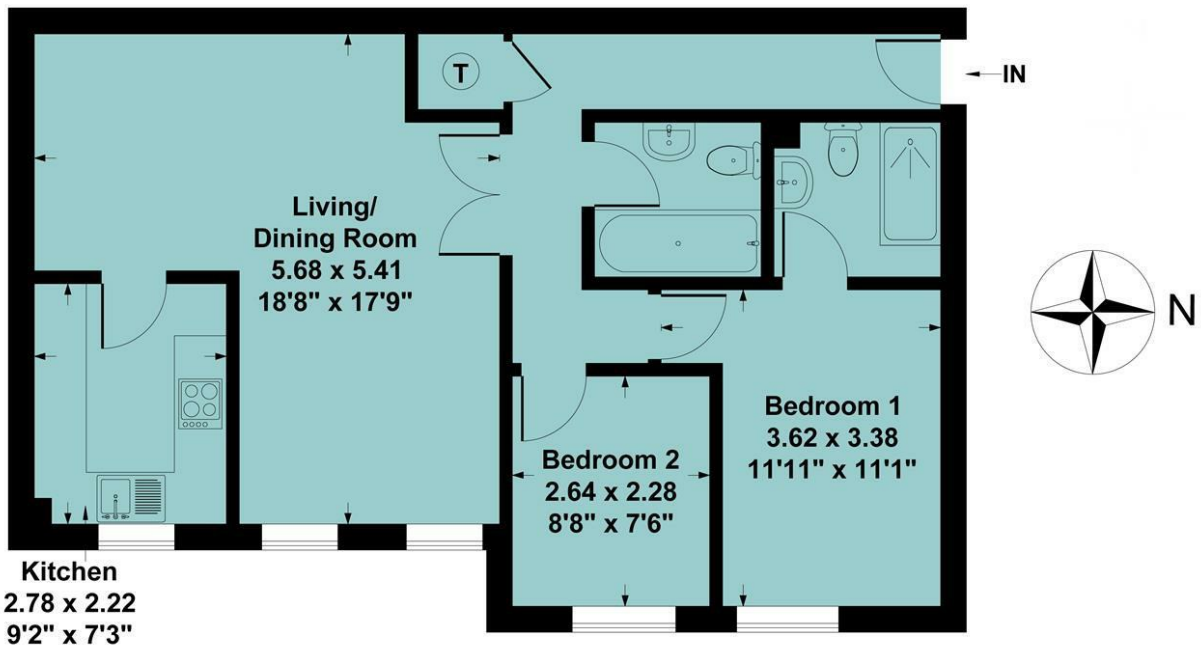
Agents Note

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.

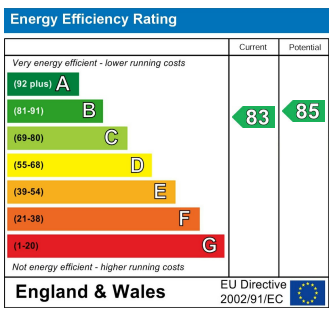


First Floor

First Floor Approx Area = 64.12 sq m / 690 sq ft

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

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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 Coopers Gate
Banbury

Anker

18 Coopers Gate, Banbury, Oxfordshire, OX16 2EQ

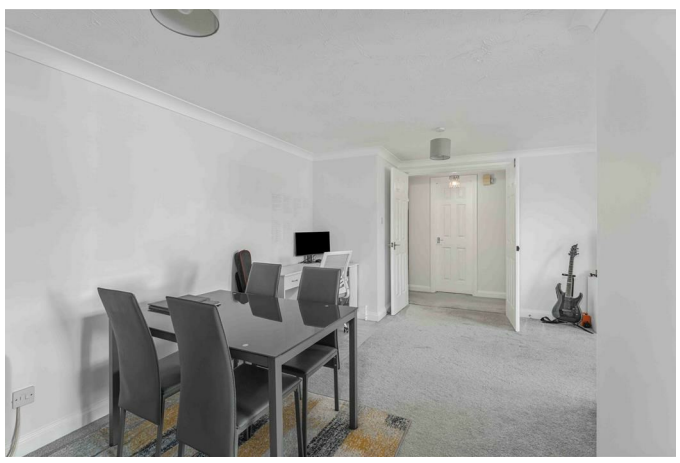


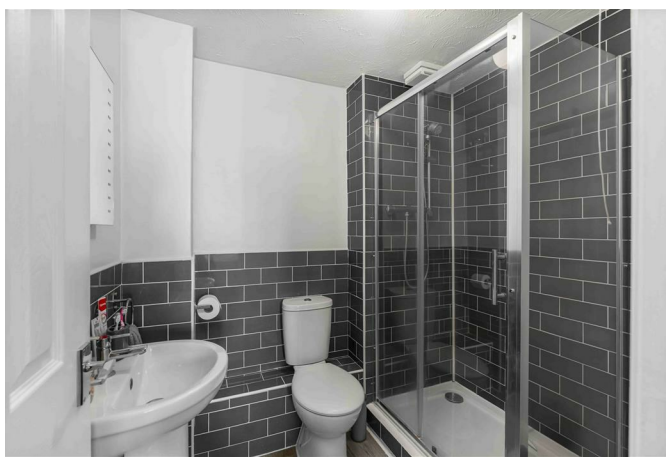
Approximate distances
Banbury town centre 0.25 miles
Banbury railway station 0.5 miles
Oxford 20 miles
Leamington Spa 18 miles
Stratford upon Avon 19 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A RECENTLY RENOVATED TWO BEDROOM FIRST FLOOR FLAT PRESENTED TO THE MARKET IN IMMACULATE CONDITION BENEFITTING FROM ALLOCATED PARKING AND A SHORT WALK FROM THE TOWN CENTRE

Entrance hall, open plan living/dining room, kitchen, two bedrooms, ensuite, family bathroom, allocated parking and visitors spaces. Energy rating B.

£190,000 LEASEHOLD











Directions

From Banbury town centre proceed in a northerly direction along the Southam Road (A423). After a short distance Coopers Gate will be found as a turning to the right. Upon entering Coopers Gate, at the T-junction turn right and the main entrance door to flat 18 will be found in the far right hand corner.

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:

* Entrance hall with storage cupboard housing the hot water tank, doors to all rooms.

* Open plan living/dining room accessed via double doors off the hallway with two windows overlooking the car park area, ample space for living room and dining room furniture, door to kitchen.

* Recently refitted kitchen fitted with a range of base and eye level units with white gloss fronts and a marble effect worktop over, inset sink, built-in oven with four ring electric hob and extractor fan, space for fridge freezer, space and plumbing for washing machine, window overlooking the car park.

* Bedroom one is a double with window and ensuite comprising walk-in shower cubicle, WC and wash hand basin, part tiled walls and laminate flooring.

* Bedroom two is a single with window overlooking the car park.

* Bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls and laminate flooring.

* The car parking space is numbered space 18.

Tenure

Leasehold. 999 year lease which commenced on 1st January 1990. Service charge £1,646.04 per annum. Ground rent £50 per annum.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: B

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 £35 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.

Services

All mains services are connected with the exception of gas. Electric heating.