



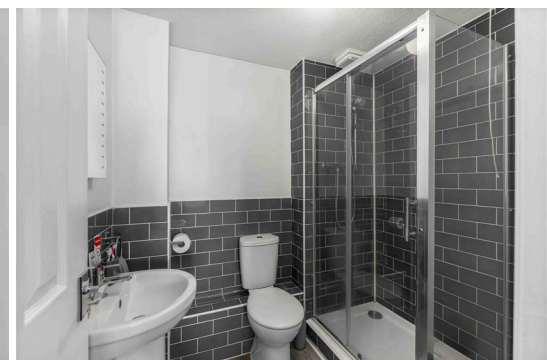
18 Coopers Gate

Banbury

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



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 £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.

Services

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

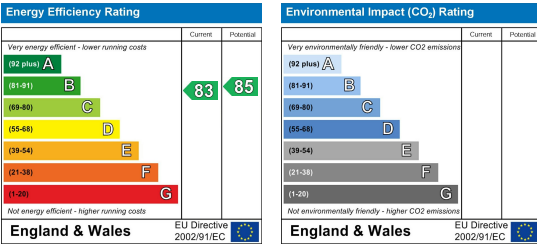
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.