



Flat 2, 5 High Street

Banbury

A ONE BEDROOM FIRST FLOOR APARTMENT WITH OUTSIDE SPACE LOCATED CLOSE TO THE TRAIN STATION

Communal entrance hall, entrance hall, bathroom/en-suite, open plan, kitchen/lounge, bedroom, outside space.

Energy rating C.

£148,000 LEASEHOLD



## Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting you within easy reach of London (23 miles), Birmingham (43 miles), and Oxford (23 miles), and base mounted units with integrated oven, gas hob and built-in washing machine. 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:

- \* Located in the town centre and within walking distance of the railway station.
- \* Ideal for first time buyers.
- \* Communal entrance hall with entry phone system. Second communal entrance leading to the back door.
- \* Entrance hall with door to the bathroom/ensuite.

\* Open plan lounge/kitchen area with south facing window allowing in lots of natural light. The kitchen comprises of wall oven, gas hob and built-in washing machine.

\* The bedroom is a double with space for chest of drawers and wardrobe, window to side and door to ensuite.

\* Ensuite bathroom comprising bath with shower over, WC, wash hand basin, radiator and extractor fan.

\* Outside there is access to the communal decked area with stairs leading down to the second communal entrance (upstairs have access to reach their property).

## Services

All mains services are connected. The gas fired boiler is located in the kitchen.

## Leasehold

Length of lease - 125 years from 2018.  
Service charge £1021.26 per annum.  
Peppercorn ground rent.

## Local Authority

Cherwell District Council. Council tax band A.

## Viewing

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

## Energy rating:

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.

## Floor Plans



Total Approx. Floor Area 530 Sq.Ft. (49.20 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.