



Connells

Purston House Alma Road
Banbury

Purston House Alma Road Banbury OX16 4AD

for sale guide price
£135,000



Property Description

A spacious and well-presented two bedroom first floor apartment with allocated parking, conveniently located within easy walking distance of Banbury railway station and the town centre. Offered for sale with no onward chain.

Purston House forms part of a popular modern development on Alma Road, perfectly positioned for commuters and those seeking easy access to the many amenities Banbury has to offer. This attractive first floor apartment is presented in good condition throughout and benefits from a recently updated en-suite shower room, two double bedrooms and an allocated parking space.

The accommodation is accessed via a communal entrance and comprises a welcoming hallway with wood-effect flooring, an airing cupboard housing the hot water cylinder and space and plumbing for a washing machine.

The spacious sitting/dining room offers ample space for both living and dining furniture, enjoys a Juliet balcony to the front aspect and opens into the kitchen, creating a bright and sociable living environment.

The kitchen is fitted with a range of wall and base units with work surfaces over, tiled splashbacks, an inset sink and drainer, integrated oven, four-ring electric hob with extractor hood over, together with space for a dishwasher and freestanding fridge/freezer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Bedrooms

The principal bedroom is a generous double room with a Juliet balcony overlooking the rear aspect and benefits from an updated en-suite shower room fitted with a double shower enclosure, wash hand basin, W.C. and heated towel rail. The

second bedroom is also a comfortable double room, making the property ideal for guests, sharers or those requiring a home office.

Bathroom

The separate bathroom is fitted with a modern white suite comprising a panelled bath, wash hand basin, W.C. and heated towel rail.

Outside

Outside, the property benefits from one allocated parking space within the residents' car park to the rear, with additional visitor parking available nearby.

Parking

Outside, the property benefits from one allocated parking space within the residents' car park to the rear, with additional visitor parking available nearby.

Leashold

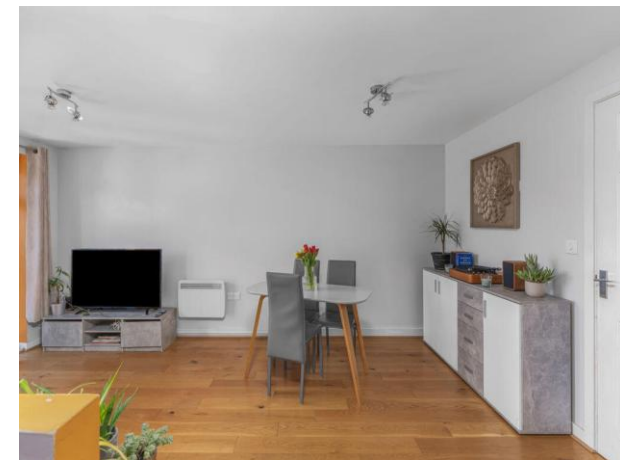
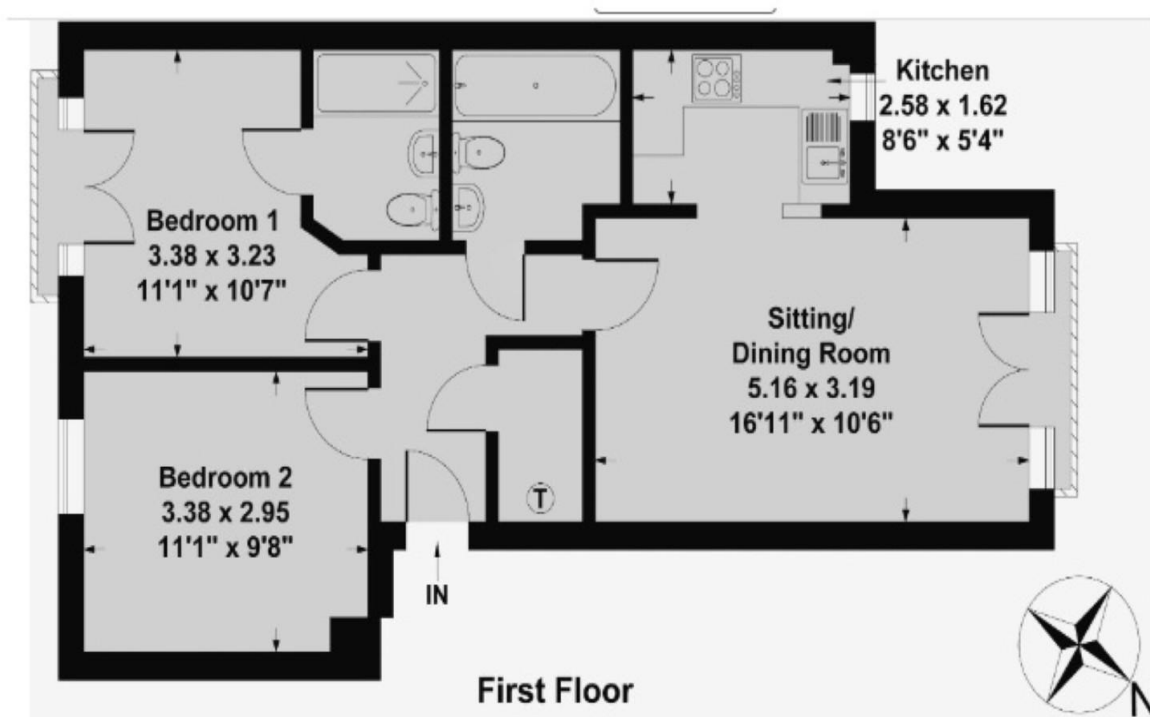
Lease Information Lease term: 155 years from 1st February 2005 (approximately 134 years remaining). Ground rent: £273 per annum (next review due 2036). Service charge: Approximately £1,200-£1,600 per annum, payable in two instalments.

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.





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: B

Council Tax
Band: B

Service Charge:
1600.00

Ground Rent:
250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/BAN310163](https://www.connells.co.uk/Property/BAN310163)

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Feb 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN310163 - 0004