



Garden Court New Road Banbury OX16 9PN

for sale
£250,000



Property Description

Situated within an exclusive development of just six apartments, this beautifully presented ground floor home offers modern, low-maintenance living in one of Banbury's most convenient town centre locations.

Built in 2022 to a high specification, the apartment is ideally positioned just a short walk from Banbury Cross, the Castle Quay shopping centre and Banbury railway station, making it a superb choice for commuters, professionals, downsizers and investors alike.

The accommodation extends to approximately 659 sq ft and is arranged around a welcoming entrance hall with a useful utility cupboard providing space and plumbing for a washing machine.

The heart of the home is an impressive dual-aspect open-plan living, dining and kitchen space measuring over 19ft in length. The contemporary shaker-style kitchen is fitted with an excellent range of units and integrated appliances including a fridge/freezer, dishwasher, oven, hob and extractor hood, creating an attractive and practical space for everyday living and entertaining.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, whilst a stylish shower room features a large walk-in shower, WC, wash hand basin and heated towel rail.

Further benefits include gas-fired central heating, double glazing, oak internal doors, communal gardens, bike storage and a communal bin store. The apartment also enjoys a pleasant outlook towards a private courtyard area.

More Information

Offered for sale with no onward chain, a share of the freehold and the remainder of a 999-year lease from 2022, this is a rare opportunity to acquire a nearly new apartment within a small and highly regarded development in the very heart of Banbury.

Location

Garden Court is tucked away just off New Road, moments from the iconic Banbury Cross and within easy walking distance of shops, cafés, restaurants and everyday amenities. Banbury railway station is also nearby, providing regular services to London Marylebone, Oxford and Birmingham, making this an ideal location for commuters. The M40 (J11) is easily accessible, offering excellent road links to the wider region.

Agents Notes

* Share of freehold

* 999-year lease from 2022

*

No ground rent

* Service charge: £1,115.50 per annum

* Communal gardens, bike store and bin store

* No onward chain

Anti Money Laundering

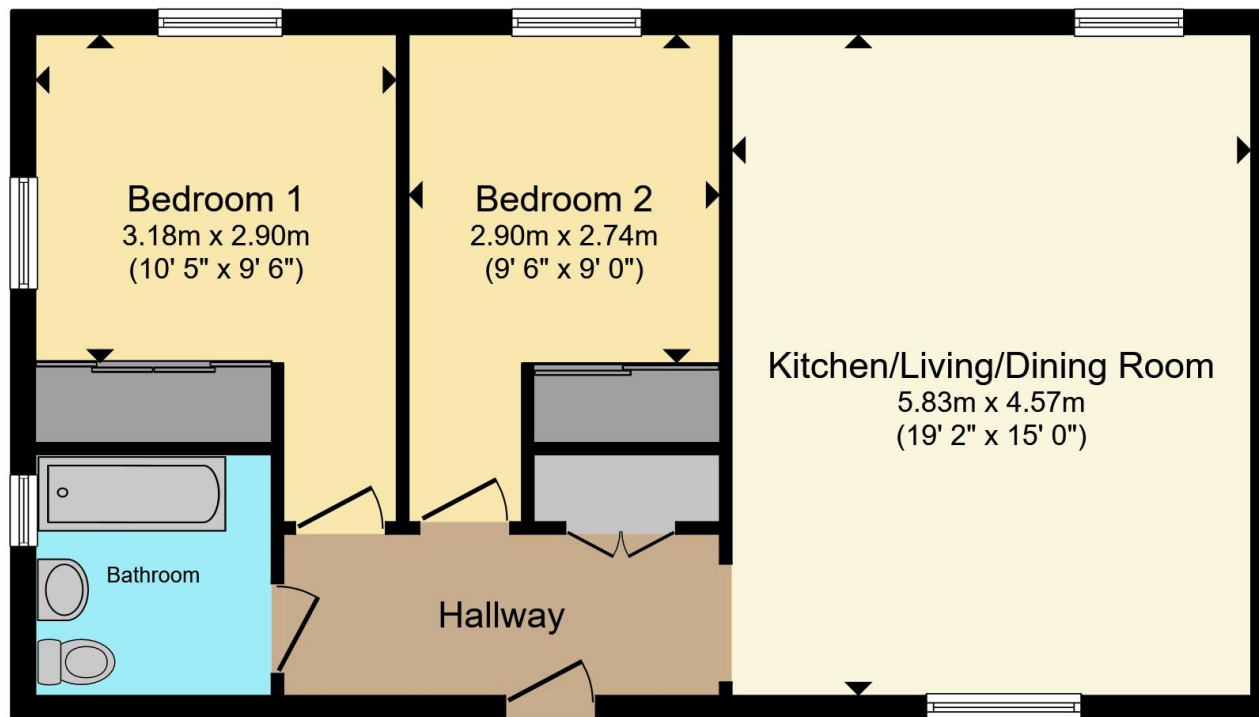
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the 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.









Total floor area 62.3 m² (671 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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33 Bridge Street
BANBURY OX16 5PN

EPC Rating: B Council Tax
Band: B

Service Charge:
1115.50

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN310180

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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