



Connells

Aston House Merton Street
Banbury

Aston House Merton Street Banbury OX16 4RU

for sale
£130,000



Property Description

A well-presented and conveniently located one bedroom apartment situated within Aston House on Merton Street, offering an excellent opportunity for first-time buyers, investors, or commuters alike.

The property is arranged over two floors and provides a practical and well-proportioned layout. The ground floor features a welcoming entrance porch leading into a spacious reception room measuring approximately 18'1" x 10'11", ideal for both relaxing and entertaining. To the rear, a fitted kitchen offers a functional space with ample storage and preparation areas.

To the first floor, there is a generous double bedroom (11'4" x 10'2") and a bathroom fitted with a bath, wash basin, and WC.

Externally, the property benefits from one allocated parking space, providing valuable convenience in this central location.

Ideally situated, Aston House is within walking distance of Banbury town centre and Banbury train station, offering excellent access to local amenities, shopping facilities, and direct rail links to London and Birmingham—making it perfect for commuters.

Anti Money Laundering

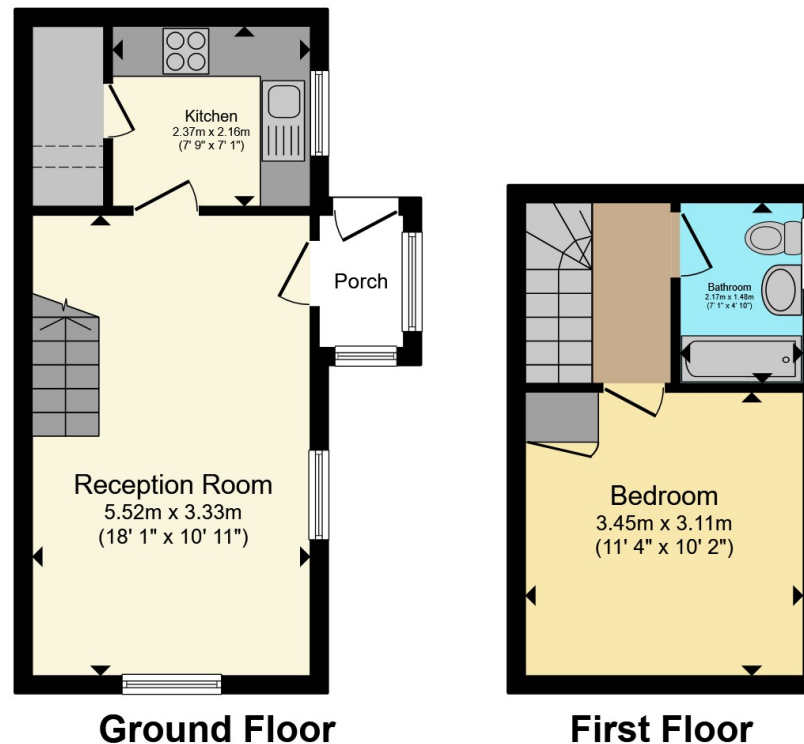
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of

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 44.8 m² (482 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



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: E Council Tax
 Band: A

Service Charge: 710.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN310061

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. 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.

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.



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