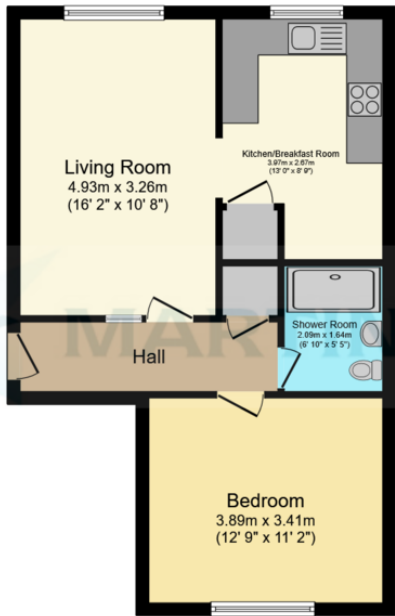




Property Location

Martin and Co are pleased to bring to the market this immaculate and bright one-bedroom flat for sale in Banbury, ideal for first-time buyers, featuring a modern kitchen with dining space, stylish bathroom, separate reception room, built-in wardrobes, and excellent access to town amenities, green spaces and commuter links to London, Birmingham and Oxford.

Flat 31, Greenhill Court, Banbury, OX16 9DF



Floor Plan

Total floor area: 51.0 sq.m. (549 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Greenhill Court , Lodge Close, Banbury

Asking Price Of £100,000

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01295 701773
<http://www.martinco.com>



31 Greenhill Court
Banbury
OX16 9DF

Key features:

- Very well presented
- One bedroom
- Top floor apartment
- Separate Kitchen
- Built in wardrobes
- Large shower
- Gas central heating
- Ample parking



Why you'll like it

Martin and Co are pleased to present this very well-presented one-bedroom top floor flat in the popular market town of Banbury, offering an excellent opportunity for first-time buyers, couples or single persons seeking a well-presented, quiet home close to local amenities.

Inside, you have a bright, spacious reception room with wooden flooring, providing a comfortable living area. The fully equipped modern kitchen enjoys natural light and has built in seating area for dining, creating a sociable area for meals and entertaining. The double bedroom benefits from built-in wardrobes, making great use of the space. The modern bathroom features a spacious rain shower and heated towel rail. The property is in very good condition throughout and feels bright and welcoming. The property benefits from ample parking.

Banbury town centre is within easy reach, offering a range of shops, cafés, restaurants and supermarkets, as well as the Castle Quay shopping centre. Local amenities train station and the Horton Hospital within walking distance, add to the convenience of this sought-after location.

Banbury railway station provides direct services to London Marylebone in around an hour, and to Birmingham and Oxford, making this flat a practical choice for commuters. There are also local bus services connecting

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		

surrounding neighbourhoods and nearby retail and business areas.

Green spaces such as bankside park are accessible for walks, exercise and leisure, while local schools, gyms and community facilities contribute to the appeal of the area.

The flat has an EPC rating of C and falls within Council Tax Band B.

We aim to make our sales particulars fair, accurate, and reliable, but they are for guidance only. If any point is particularly important to you, please contact our office, especially if you are travelling to view the property. Approximate room sizes are for guidance only. Please verify dimensions before ordering carpets or built-in furniture.

We have not tested the services, appliances, or equipment. We strongly recommend that prospective buyers commission their own surveys or reports before making an offer. Money Laundering Regulations: Intending purchasers will be asked to provide identification documentation at a later stage. We kindly request your cooperation to ensure there are no delays in completing the sale.

