



Connells

Westbeech Court
Banbury



Property Description

Situated in a tucked-away position just a short walk from Banbury town centre, this spacious two-bedroom first-floor maisonette enjoys pleasant open views to both the front and rear, whilst also benefitting from a private enclosed garden and an exceptionally long lease.

The property is approached via its own private entrance with stairs rising to the first-floor accommodation. The hallway provides useful storage cupboards and access to all principal rooms.

The living room is a bright and comfortable space with views over the attractive green area to the front and features a stone fireplace with an inset living flame gas fire.

The kitchen/breakfast room is fitted with a comprehensive range of wall and base units with ample work surfaces, tiled splashbacks and a breakfast bar providing seating for two or three people. There is an integrated electric hob, space for a fridge/freezer and plumbing for a washing machine. The rear windows enjoy delightful views across Banbury Chestnuts Bowling Green.

There are two well-proportioned bedrooms, the principal bedroom benefiting from an extensive range of fitted wardrobes. Bedroom one enjoys outlooks over the green to the front, while bedroom two overlooks the bowling green to the rear.

The shower room is fitted with a white suite comprising a fully tiled shower enclosure, WC and wash hand basin set within a vanity unit.

Outside

Outside, a particular feature of the property is the generous private garden, measuring approximately 40ft x 25ft. The garden is predominantly laid to lawn and is beautifully stocked with a variety of flowers, shrubs and bushes. There is also a pergola, decking area, hardstanding for a shed, a garden tool store and lovely views towards People's Park.

Leasehold Information

The property is offered for sale with no onward chain and benefits from a 999-year lease dating from 1957. There is no maintenance charge, ground rent is just £10 per annum and the current building insurance contribution is only £78.49 per annum, making this a particularly affordable and attractive proposition for first-time buyers, downsizers and investors alike.

Anti Money Laundering

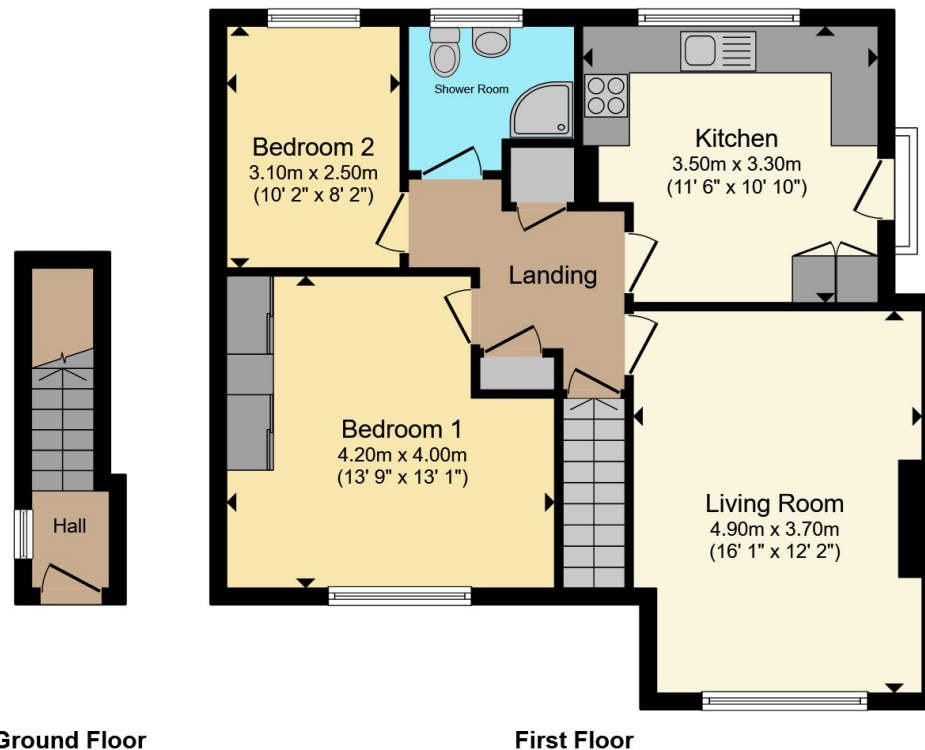
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

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 70.1 m² (755 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

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33 Bridge Street
BANBURY OX16 5PN

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309590

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Jun 2013. 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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