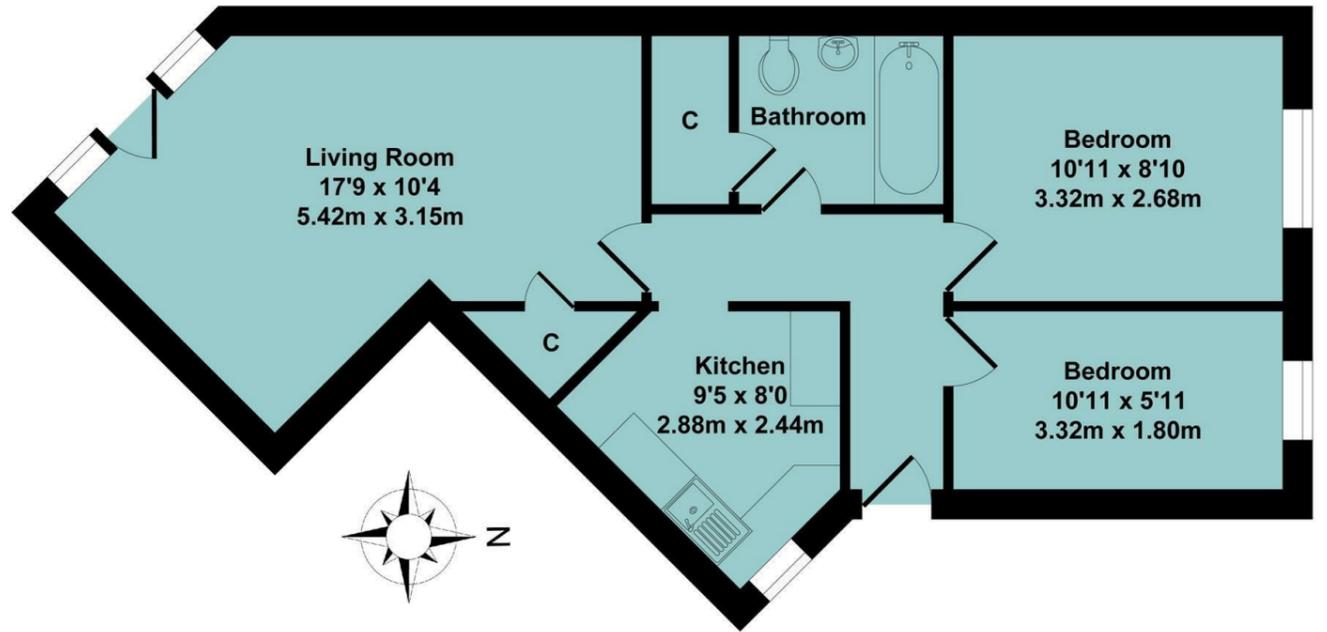


**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Total Approx. Floor Area 517 Sq.Ft. (48.0 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk  
31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



33 Northumberland Court, Duke Street  
Banbury



# 33 Northumberland Court, Duke Street, Banbury, Oxfordshire, OX16 4NJ

Approximate distances  
Banbury town centre 0.75 miles  
Banbury railway station 0.5 miles  
Junction 11 (M40 motorway) 1 mile  
Oxford 23 miles  
Stratford upon Avon 21 miles  
Leamington Spa 20 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins

**A TWO BEDROOM GROUND FLOOR FLAT WITH DIRECT ACCESS TO THE COMMUNAL GARDEN WHICH IS CONVENIENT FOR RAILWAY, MOTORWAY, TOWN CENTRE AND EXCELLENT RANGE OF LOCAL AMENITIES**

**Communal hall, living room opening to garden, kitchen, two bedrooms, bathroom, gas ch via rads, uPVC double glazing, off road parking, no upward chain. Energy rating C.**

**£145,000 LEASEHOLD**



## Directions

From Banbury town centre proceed in an easterly direction via Bridge Street into the Middleton Road. Continue to the mini roundabout and turn right into Duke Street. Northumberland Court will be found facing you, bear right into the car park. The property will be found by our "For Sale" board.

## Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- \* A two bedroom ground floor apartment with direct access to the communal garden.
- \* Forming part of a very conveniently located complex within walking distance of the town centre, railway station, many daily amenities including a gym and fitness centre only yards from the property.
- \* Steps lead up to a communal entrance and hallway from where a door opens to the private hall with access to the following rooms.
- \* Living room with laminate wood effect floor and uPVC double glazed French doors to the communal rear garden.
- \* Kitchen fitted with a range of base and eye level units, electric cooker point, plumbing for washing machine, space for fridge/freezer, wall mounted Gloworm gas fired boiler, ceramic tiled floor and window to front.

\* Main double bedroom with window to front, laminate wood effect floor and space for wardrobes.

\* Second single bedroom with window to front and laminate wood effect floor.

\* Bathroom fitted with a white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC, ceramic tiled floor, heated towel rail, door to built-in airing cupboard, fully tiled walls.

\* Externally there are communal gardens to the rear which are lawned with mature trees and shrubs. There is a large communal parking area.

## Leasehold Information

The property is held on a lease which was extended in 2016 and has 151 years remaining. There is a monthly service charge of £158.63 and no additional ground rent. The Managing Agent is A2 Dominion. Tel: 0208 8251000 or [customer.services@A2dominion.co.uk](mailto:customer.services@A2dominion.co.uk)

## Local Authority

Cherwell District Council. Council tax band A.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

## Energy Rating: C

A copy of the full Energy Performance Certificate is available on request.

## Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

