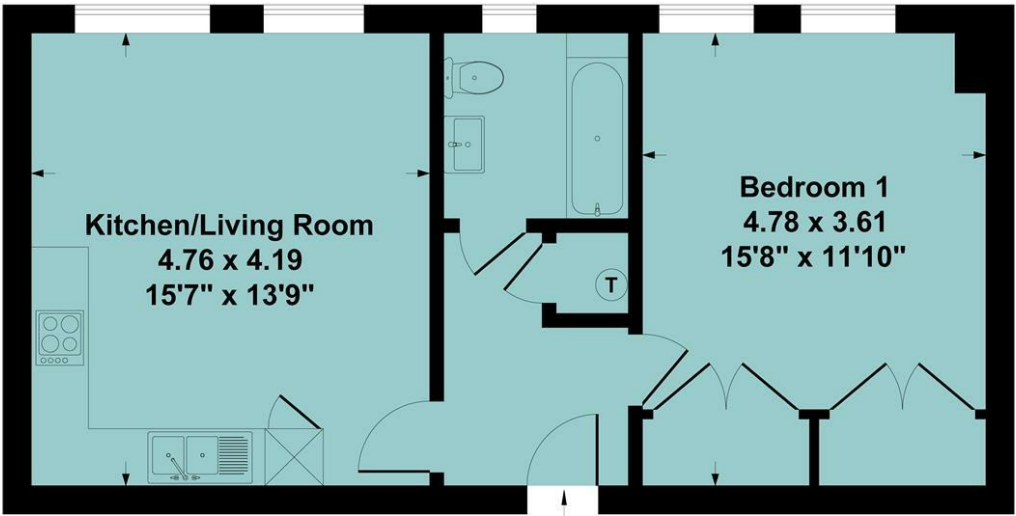


Agents Note

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.



Second Floor

Second Floor Approx Area = 47.79 sq m / 514 sq ft
Total Area = 47.79 sq m / 514 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

www.focuspointhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.



Flat 8, 30 Crouch Street
Banbury



Flat 8, 30 Crouch Street, Banbury,
Oxfordshire, OX16 9PR

Approximate distances
Banbury town centre 500 metres approx
Junction 11 (M40 motorway) 1.5 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 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

**AN IMMACULATELY WELL MAINTAINED ONE
BEDROOM TOP FLOOR APARTMENT LOCATED IN THE
TOWN CENTRE A SHORT WALK FROM LOCAL SHOPS
AND TRAIN STATION BENEFITTING FROM AN
ALLOCATED PARKING SPACE ON SITE**

**Entrance hall, kitchen/living room, bathroom,
double bedroom, allocated parking space. Energy
rating D.**

£195,000 LEASEHOLD



Directions

From Banbury Cross proceed in a southerly direction for a short distance turning right immediately after the pedestrian crossing into Crouch Street. The block of apartments will be found on the right hand side. Number 8 is accessed by the main door on the right hand side of the building.

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:

- * Entrance hall with oak doors to bedroom, bathroom and kitchen/living room, storage cupboard housing the hot water tank, oak flooring.
- * Kitchen/living room. The kitchen area has a range of base and eye level units with quartz worktop over, tiled splashback, inset sink, integrated Bosch appliances to include dishwasher, washing machine, fridge freezer, built-in oven with a four ring induction hob and extractor over, oak flooring, ample space for living and dining room furniture, two windows allowing in lots of light.
- * The bedroom is a comfortable large double with two built-in wardrobes featuring fitted shelving and hanging space, two large windows allowing on lots of light.
- * Bathroom fitted with a modern white suite comprising bath with shower over, WC, wash hand basin, part tiled walls, window, heated towel rail and extractor fan.

* Externally there is one allocated parking space which is numbered 73.

Tenure

125 year lease which commenced on 13th May 2022. £0 ground rent and £1024.18 service charge per annum.

Services

All mains services are connected with the exception of gas. Electric heating,

Local Authority

Cherwell District Council. Council tax band A.

Viewing

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

Energy rating: D

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.