Anker



54 Peoples Place, Warwick Road

Banbury

A RECENTLY REDECORATED FIRST-FLOOR TWO-BEDROOM APARTMENT, OFFERED WITH NO ONWARD CHAIN, IN A SECURE GATED TOWN CENTRE DEVELOPMENT WITH ALLOCATED PARKING. IDEAL FOR FIRST TIME BUYERS.

Communal entrance hall, private entrance hall, kitchen/living room, two bedrooms, bathroom, allocated parking space, no onward chain. Energy rating C.

£165,000 LEASEHOLD







Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (24 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 first floor two bedroom apartment ideal for first time buyers.

* Offered with no onward chain.

* Well presented throughout and recently redecorated.

* Allocated parking space.

* Communal entrance hall.

* Private entrance hall with access to storage cupboard and airing cupboard.

* Light and airy kitchen/living room. Kitchen area comprising wall and base mounted units with integrated oven, electric hob and extractor fan, washing machine, fridge/freezer, space for living and dining furniture with window to front.

* The master bedroom is a double with built-in wardrobe and window to rear.

* Further bedroom with a built-in wardrobe.

* Bathroom fitted with a suite comprising bath with shower over, WC , wash hand basin, extractor fan, heated towel rail, shaver point and part tiled walls.

* Allocated parking located behind secure electric gates.

Agents Note

The vendor of this property will be leaving the curtains and curtain rails.

Tenure

Leasehold. 125 year lease from 1st January 2004. Expiring 1st January 2129. Service charge £1320 per annum. Ground rent £50 per annum.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

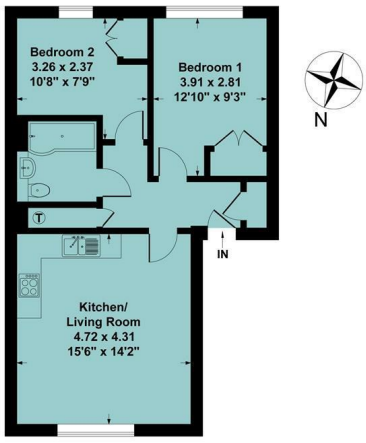
Energy rating: C

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 £35 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.

Floor Plans



First Floor

First Floor Approx Area = 53.20 sq m / 573 sq ft

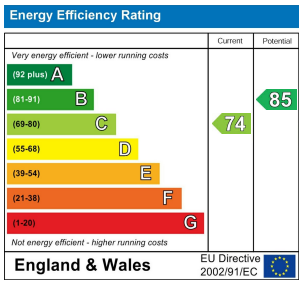
Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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.