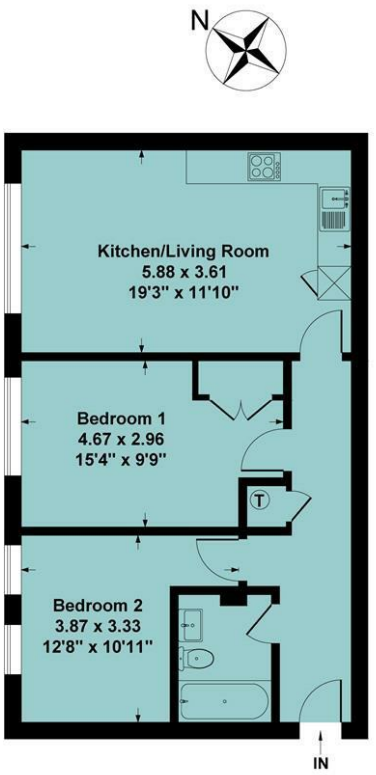
Agents Note

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.

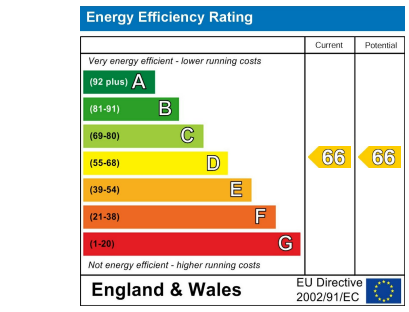


First Floor

First Floor Approx Area = 59.97 sq m / 646 sq ft

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

www.focuspointhomes.co.uk



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.



Flat 9, 30 Crouch Street
Banbury

Anker

Flat 9, 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

OFFERED TO THE MARKET CHAIN FREE IS THIS MODERN TWO BEDROOM FIRST FLOOR APARTMENT LOCATED WITHIN THE TOWN CENTRE AND IN CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND WALKING DISTANCE OF THE TRAIN STATION

Entrance hall, open plan living/kitchen/dining room, two double bedrooms, family bathroom, allocated parking space. Energy rating D.

Offers in Excess of £188,000 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 9 is accessed via an entrance door on the left 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 doors to both bedrooms, bathroom and the kitchen/living room.

* Bedroom one is a double with built-in wardrobe and window to rear.

* Bedroom two is a double with two windows to rear.

* Family bathroom fitted with a modern white suite comprising bath with shower over, WC and wash hand basin, extractor fan.

* Open plan living/kitchen/space fitted with a range of grey gloss base and eye level units, integrated fridge freezer, integrated dishwasher and washing machine, integrated oven with four ring electric hob and extractor over, inset sink, ample space for dining and living room furniture, window to rear.

* Part of converted former office block which was converted in 2019.

* One allocated off road parking space which is number 72.

Services

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

Tenure

The property is leasehold. 125 year lease commencing 12th November 2021 with service charges approx. £1,320 pa and zero ground rent.

Local Authority

Cherwell District Council. Council tax band

Energy rating: D

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

Viewing

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

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.