





Property Description

Conveniently positioned within easy walking distance of Banbury town centre and railway station, this well-presented two double bedroom ground floor apartment offers modern, low-maintenance living.

The property is accessed via a secure communal entrance with entry phone system, leading to a welcoming hallway with useful storage and access to all rooms.

The heart of the home is a bright and spacious open-plan kitchen/living area, providing an excellent space for both relaxing and entertaining. The kitchen is fitted with a range of modern wall and base units, integrated fridge freezer, electric oven and ceramic hob with extractor over, together with space and plumbing for a washing machine. Patio doors open directly from the living area onto a private patio area, creating an attractive extension to the living space.

The principal bedroom is a generous double room featuring fitted wardrobes and the benefit of a contemporary en-suite shower room. A second double bedroom also includes built-in wardrobe storage and is served by the main bathroom, fitted with a panelled bath, wash hand basin and WC.

Externally, the apartment enjoys a private patio area enclosed by railings and accessed directly from the lounge, providing an ideal outdoor seating space. The property also benefits from allocated parking.

Anti Money Laundering

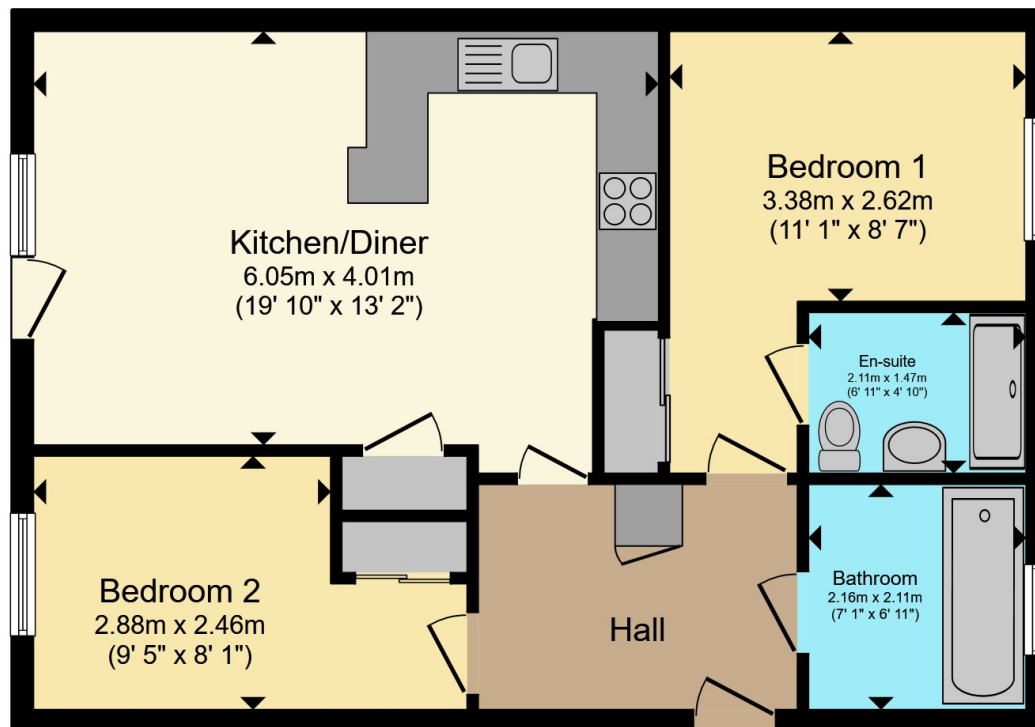
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

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 63.1 m² (679 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
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EPC Rating: C Council Tax
 Band: B

Service Charge:
 2499.88

Ground Rent:
 130.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309855

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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