Anker



Flat 8, 30 Crouch Street

Banbury

OFFERED TO THE MARKET CHAIN FREE IS THIS 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.

£175,000 LEASEHOLD





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.

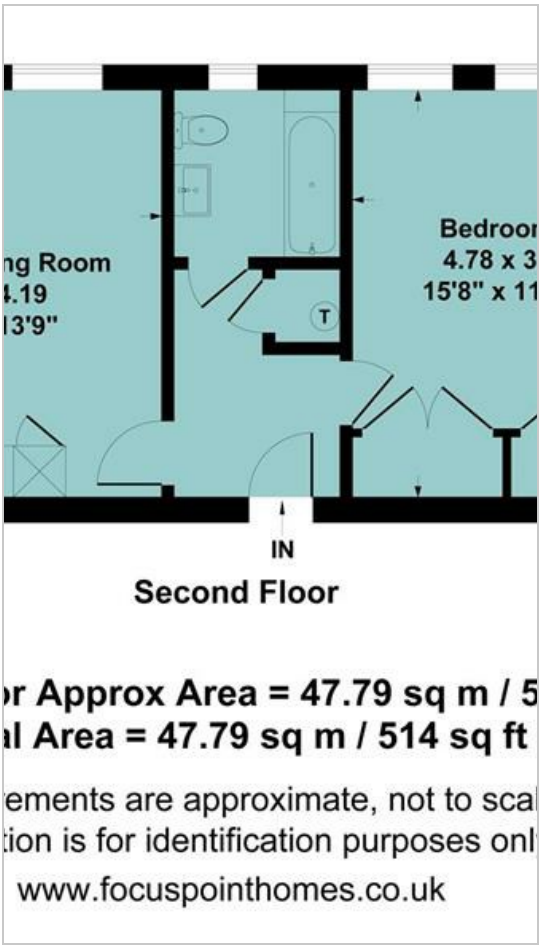
Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £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.

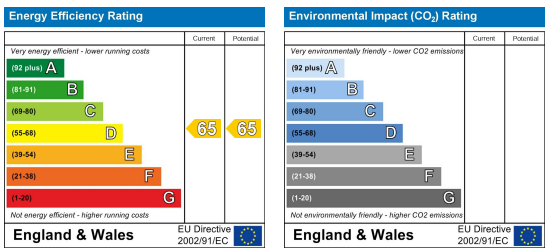
Area Map



Floor Plans



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

rightmove naea propertymark PROTECTED the londonoffice.co.uk ZOOPLA The Property Ombudsman

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.