



**Connells**

Parklands  
Banbury



### Property Description

A well-presented one bedroom first floor apartment, ideally located within close proximity to Banbury town centre and local amenities, making it an excellent choice for professionals or investors alike.

The accommodation is accessed via a welcoming entrance hall which leads through to a bright and spacious living room, offering ample space for both lounge and dining furniture. The separate fitted kitchen is well proportioned and thoughtfully laid out, providing adequate storage and worktop space.

The double bedroom is generously sized and benefits from plenty of natural light, while the modern shower room is conveniently located off the hallway and fitted with contemporary sanitary ware.

The property further benefits from allocated parking, adding to the practicality and appeal of the home.

Conveniently positioned for Banbury train station, shops, cafes, and transport links, this apartment offers comfortable living in a highly accessible location.

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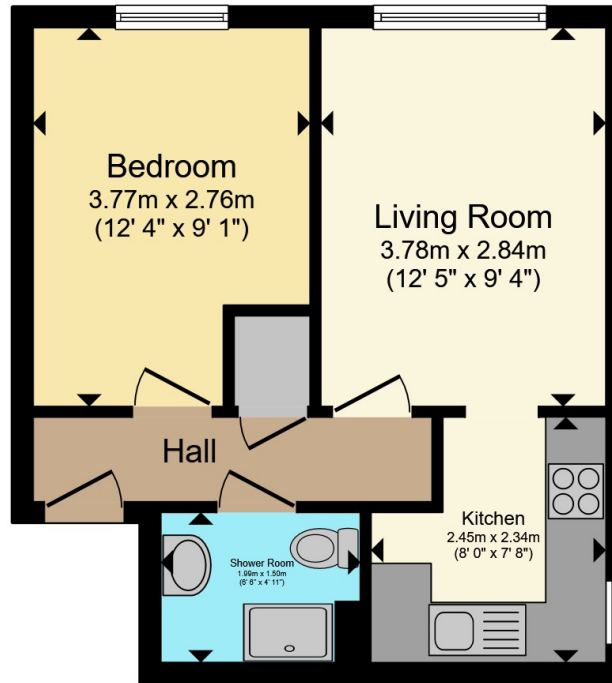
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### First Floor

Total floor area 34.1 m<sup>2</sup> (367 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01295 268 101**  
**E [banbury@connells.co.uk](mailto:banbury@connells.co.uk)**

33 Bridge Street  
 BANBURY OX16 5PN

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge:  
 2000.00

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BAN309991](http://connells.co.uk/Property/BAN309991)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1993. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: BAN309991 - 0002