



CHATTEL HOUSE
INTELLIGENT PROPERTY

Coopers Gate, Banbury. OX16 2EQ



We are pleased to present this well presented two bedroom ground floor apartment with allocated parking. The property benefits from an en-suite to the master bedroom and is situated within walking distance of the town centre. The property offers electric heating, white goods in the kitchen and allocated parking. The Property is offered with the benefit of no onward chain as an investment with a tenant in situ.

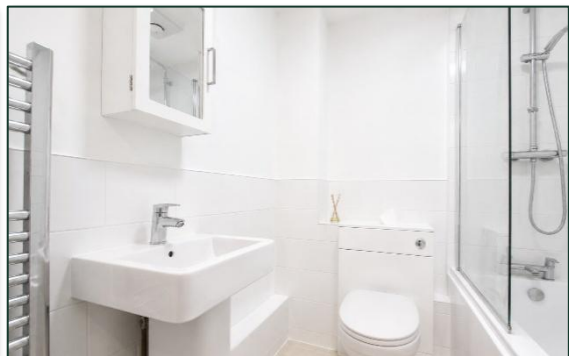
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Investment Property Sales & Purchase

ACCOMMODATION

BEDROOM ONE:	14'4 x 8'5 Window to front aspect. Built in wardrobe.
EN SUITE:	Modern white suite comprising shower cubicle, wash hand basin and low level w.c.
BEDROOM TWO:	9'5 x 7'6 Window to front aspect.
BATHROOM:	Spacious tiled suite comprising bath with shower attachment, wash hand basin and low level w.c.
KITCHEN:	9'1 x 7'3 Window to front aspect. Comprising floor and wall mounted units with worktops over, four ring electric hob with oven below and extractor hood above.
SITTING ROOM/	
DINING AREA:	19'8 x 17'7 Spacious living room with bay window to front aspect.
COUNCIL TAX:	Band C
EPC RATING:	C
REFERENCE:	107
Property tenure:	Leasehold
Lease remaining:	972 years (999 years from 1st Jan 1999)
Ground rent:	£50.00 per annum
Annual service charge:	£1790.46 paid half yearly
Local Authority	Cherwell District Council.
Viewings	Through Chattel House.
Price	£180,000. Leasehold.



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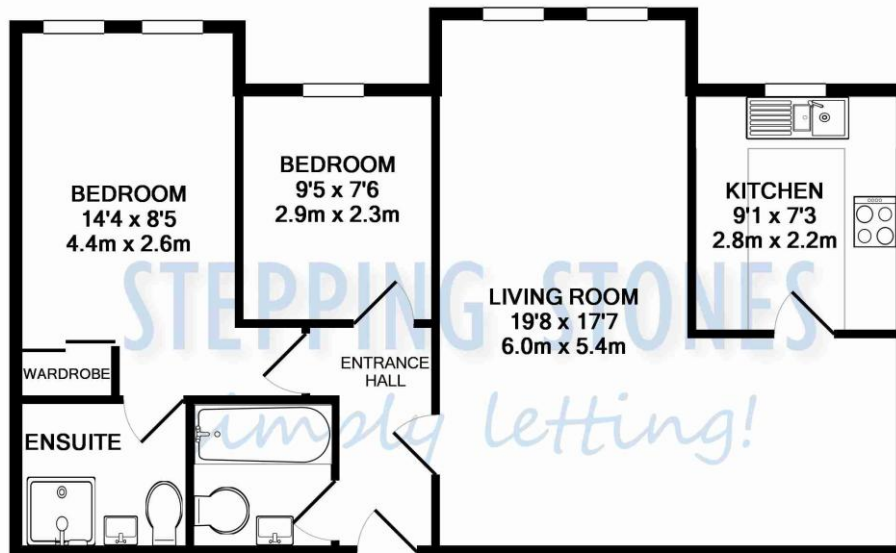
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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