



Connells

Fircroft Hightown Road
Banbury



Property Description

A well-presented top floor with one double bedroom retirement apartment with LIFT, enjoying attractive open views across the communal gardens and towards surrounding countryside,

The property offers light and well-balanced accommodation throughout, with a particularly pleasant outlook from the principal rooms. A spacious entrance hall provides useful storage, including an airing cupboard, and gives access to all accommodation.

The living/dining room is a generous and inviting space, enhanced by a feature box bay window which takes full advantage of the elevated position, providing far-reaching views over the communal gardens and beyond.

The kitchen is fitted with a range of wall and base units, incorporating an electric hob with oven below and extractor above, along with space for additional appliances. A window again enjoys the same attractive outlook.

The double bedroom is well-proportioned and benefits from a peaceful aspect, overlooking the gardens and towards Banbury, creating a bright and comfortable retreat.

The shower room is fitted with a double-width shower cubicle with thermostatic shower, pedestal wash hand basin and low-level WC, complemented by tiling and an electric heater.

The property is offered with a share of the freehold, forming part of a popular retirement complex that is conveniently located close to a range of local amenities, including supermarkets, bus routes and the town centre.

Anti Money Laundering

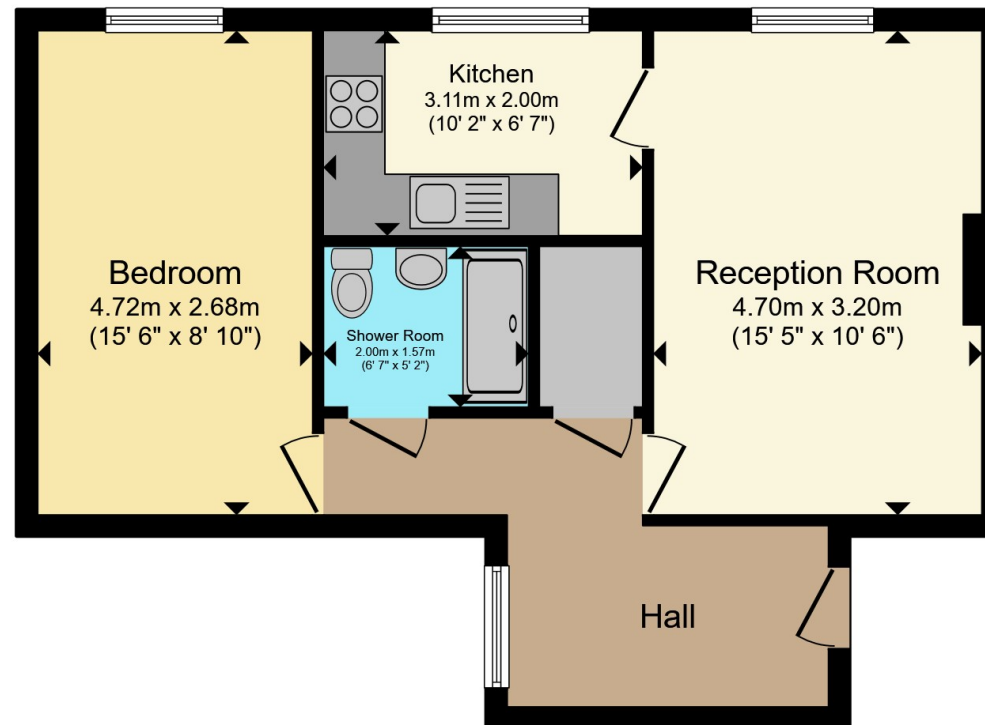
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

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 49.2 m² (530 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

Connells

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: D Council Tax
 Band: B

Service Charge:
 2135.19

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN310048

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

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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