



Connells

Cherwell Banks
Kings Sutton Banbury

Cherwell Banks Kings Sutton Banbury OX17 3QF

for sale
£200,000



Property Description

Situated within the popular and well-connected village of Kings Sutton, this spacious two-bedroom first floor apartment has been updated by the current owner and offers well-proportioned accommodation throughout.

The property is ideally suited to first-time buyers, downsizers or investors looking for a spacious home in a sought-after village location with excellent transport links.

The accommodation comprises an entrance hall with useful storage, a generous living room overlooking the communal gardens and a separate dining area which provides excellent flexibility for everyday living and entertaining. The kitchen is fitted with a range of units and offers space for appliances, whilst a useful utility cupboard provides plumbing and space for both a washing machine and tumble dryer.

There are two well-proportioned double bedrooms together with a modern bathroom suite. The property further benefits from double glazing and gas central heating, with a Worcester boiler installed in April which remains under the manufacturer's guarantee.

Outside, residents enjoy access to communal gardens and communal parking.

Kings Sutton remains one of the area's most desirable villages, offering a range of local amenities and a railway station providing

direct links to Banbury, Oxford and London, making it particularly appealing for commuters.

Local Area Information

Kings Sutton is a highly regarded and well-served village situated approximately four miles south-east of Banbury on the Oxfordshire and Northamptonshire border.

The village offers an excellent range of everyday amenities including a Co-op convenience store, post office, primary school, two public houses, churches, sports and recreation facilities, and a regular bus service.

A particular highlight is the village railway station, providing direct links to Banbury, Oxford and London, making Kings Sutton an ideal location for commuters seeking a village lifestyle with excellent transport connections.

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 72.4 m² (779 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
 BANBURY OX16 5PN

EPC Rating: C Council Tax
 Band: A

Service Charge: 550.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN310144

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Jan 2004. 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: BAN310144 - 0005