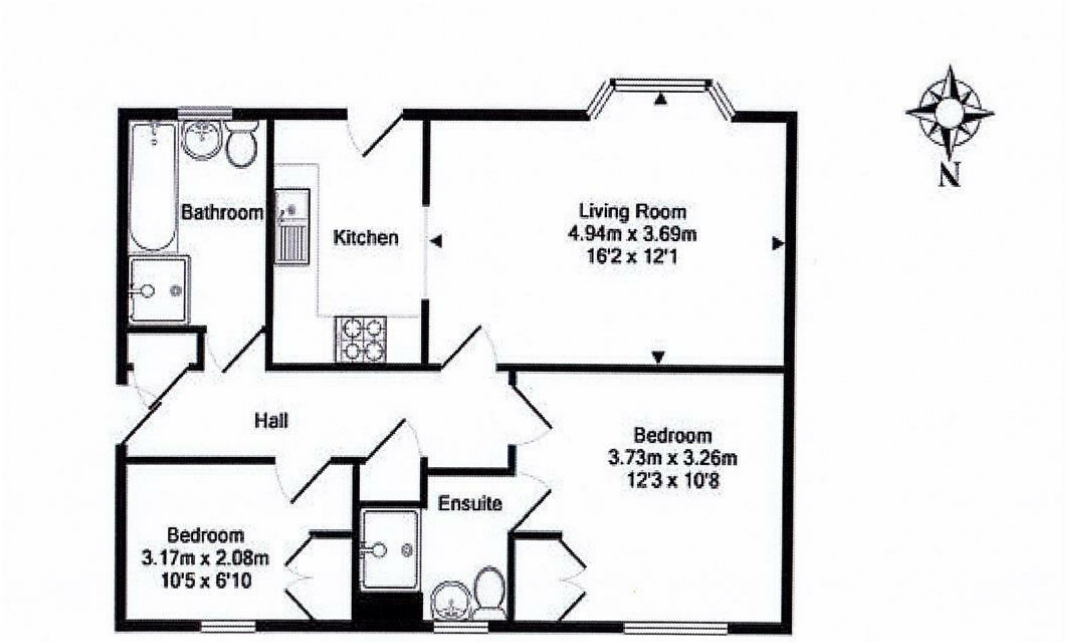
Agents Note

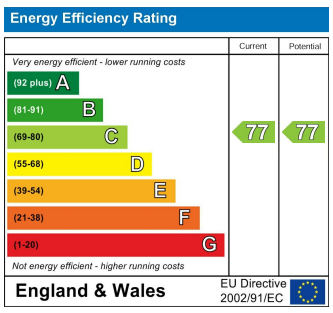
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



11409
TOTAL APPROX. FLOOR AREA 59.0 SQ.M. (635 SQ.FT.)



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

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.



77 Winter Gardens Way
Banbury

Anker

77 Winter Gardens Way, Banbury, Oxfordshire, OX16 1WG



Approximate distances
Banbury town centre 2 miles
Banbury train station 2 miles
Oxford 22 miles
Stratford upon Avon 20 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A TWO BEDROOM TWO BATHROOM GROUND FLOOR APARTMENT WITH A GARAGE AND ALLOCATED PARKING IN A SECURE GATED CAR PARK LOCATED ON THE POPULAR HANWELL FIELDS DEVELOPMENT

Entrance hall, living/dining room, kitchen, two bedrooms, ensuite, four piece family bathroom, allocated parking, garage. Energy rating C.

£170,000 LEASEHOLD











Directions

From Banbury Cross proceed in a northerly direction along North Bar and the Southam Road. On the outskirts of the town turn left onto Dukes Meadow Drive. Continue straight over the first two roundabouts and at the third roundabout take the first exit into Winter Gardens Way. Continue along this road and just after the turning into Meadowsweet Way the property will be found on the right hand side.

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:

* Communal entrance leading to private entrance hall with doors to both bedrooms, the bathroom, living/dining room and a storage cupboard.

* Living/dining room with large bay window to front, ample space for furniture, opening to the kitchen.

* Kitchen fitted with a range of base and eye level units with worktop over, integrated oven, four ring gas hob and extractor over, space for fridge freezer, space and plumbing for washing machine, inset sink, door to front.

* Bedroom one is a double with window to rear, built-in wardrobe and ensuite comprising shower cubicle, WC, wash hand basin, tiled floor and part tiled walls, window to rear.

* Bedroom two is also a double with a built-in wardrobe and a window to the rear.

* Family bathroom fitted with a four piece suite comprising shower cubicle, bath, WC and wash hand basin. Tiled floor and part tiled walls, window to front.

* Communal car park to the rear of the property where there is a garage which has an up and over door and parking in front of it.

Services
All mains services are connected.

Tenure
Leasehold property. 125 years from 01.01.2005. The property is leasehold with 103 years remaining, the service charge is £1900 per annum and a ground rent of £150 per annum.

Local Authority
Cherwell District Council. Council tax band A.

Viewing
Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: C
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.