

Connells

Watts Road
Banbury

Watts Road
Banbury OX16 1BA

for sale
£68,750







Property Description

Offered on a 25% Shared Ownership basis, this well-presented two double bedroom home provides an excellent opportunity for first-time buyers to step onto the property ladder.

Situated within a popular modern development on the northern side of Banbury, the property remains under the remainder of its NHBC warranty and offers well-proportioned accommodation throughout.

The ground floor comprises an entrance hall, a useful downstairs cloakroom, a modern fitted kitchen and a spacious lounge/dining room with access to the rear garden. Upstairs are two generous double bedrooms and a contemporary family bathroom.

Outside, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining, together with allocated parking.

The current monthly charge for the remaining 75% share, service charge and maintenance charge is £630.80 per month. Eligibility criteria apply and prospective purchasers should make their own enquiries regarding qualifying requirements.

Located within easy reach of local amenities, schools, countryside walks and transport links, this property would make an ideal first home.

Viewing is highly recommended.

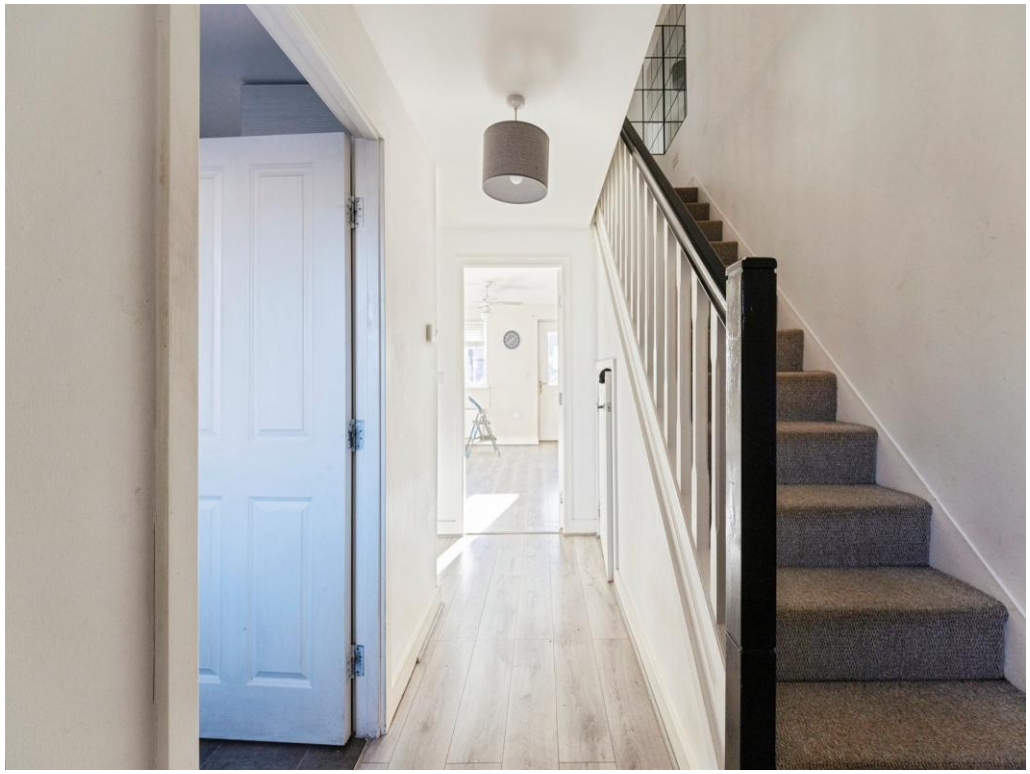
Material Information

The property is subject to a Closure Order granted in November 2026. Further information is available from the agent upon request.

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.







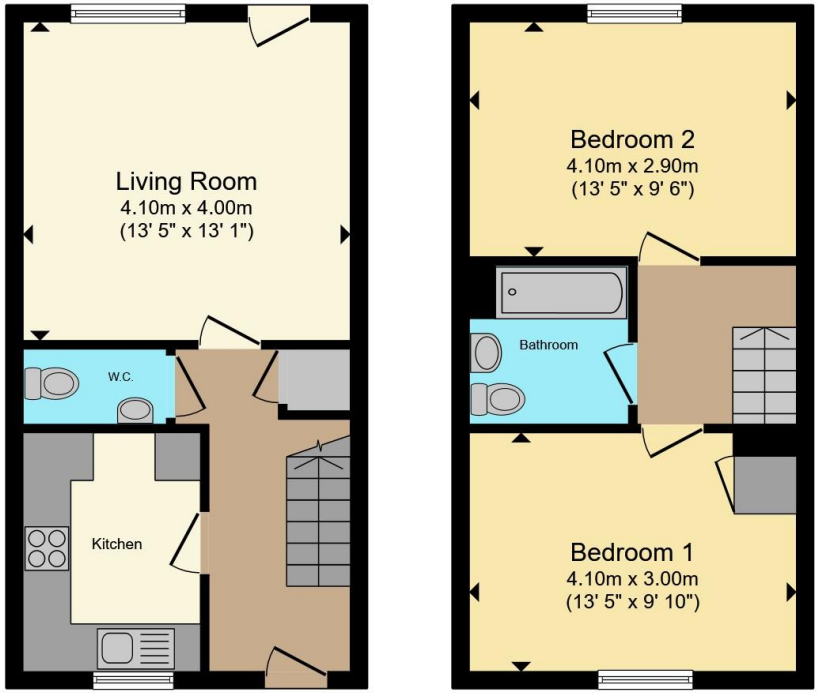












Total floor area 66.8 m² (719 sq.ft.) approx

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: B

Council Tax Band: C

Service Charge: 630.80

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN310225

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.