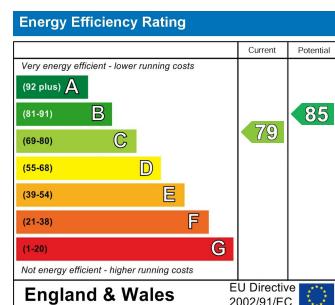
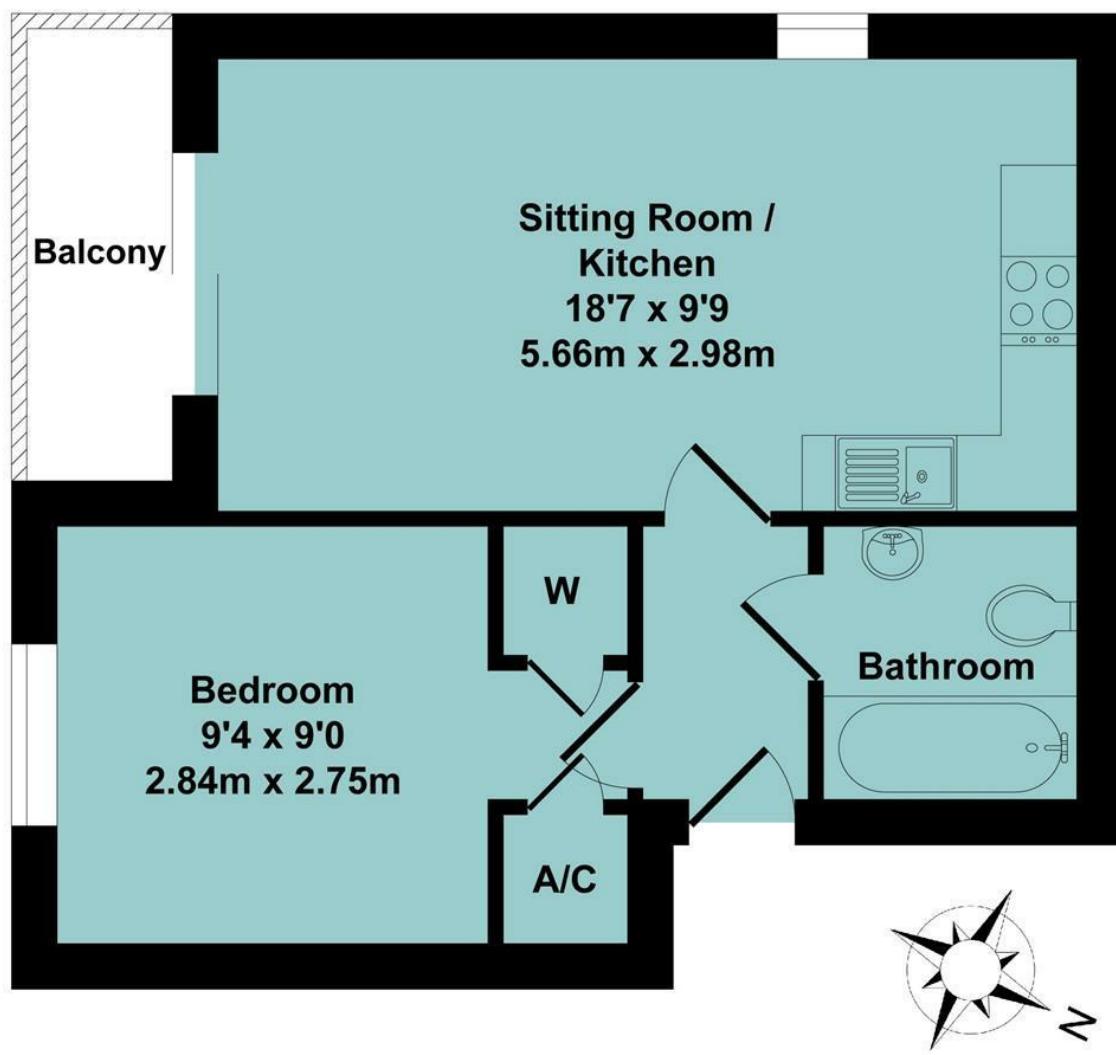


#### Agents Note

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.



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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.



140 Alma Road  
Banbury

Anker

Approximate distances

Banbury town centre 0.75 miles  
Banbury railway station 0.2 miles  
Junction 11 (M40 motorway) 1 mile  
Oxford 23 miles  
Stratford upon Avon 20 miles  
Leamington Spa 18 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 19 mins

**A ONE BEDROOM FIRST FLOOR APARTMENT WITH  
BALCONY LOCATED CLOSE TO THE TRAIN STATION  
AND TOWN CENTRE**

Communal entrance hall, entrance hall, open plan kitchen/sitting room, double bedroom, bathroom, balcony, parking space. Energy rating C.

£150,000 LEASEHOLD



**Directions**

From Banbury town centre proceed in an easterly direction along Bridge Street and travel over the railway bridge until you reach the first set of traffic lights. Turn right here into Merton Street and then take the second turning on the right into Alma Road. Continue along this road until you reach the T-junction. The building will then be found in front of you.

**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:

- \* A one bedroom first floor apartment with balcony.
- \* Walking distance to train station and town centre.
- \* Communal entrance hall with stairs to all floors.
- \* Entrance hall with intercom system.
- \* Open plan kitchen/sitting room with door to balcony. The kitchen comprises a range of wall and base mounted units, integrate oven and hob, space for washing machine and fridge freezer.
- \* Double bedroom with door to airing cupboard and built-in wardrobe.
- \* Bathroom comprising bath with shower over, WC, wash hand basin and extractor fan.
- \* Balcony with space for table and chairs.

\* Allocated parking space.

All mains services are connected with the exception of gas.

**Local Authority**

Cherwell District Council. Council tax band A.

**Leasehold**

155 year lease which commenced on 1st February 2005. Service charge £550 every six months. Ground rent £125 per annum.

**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 £30 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.

