



34d Broughton Road
BANBURY OX16 9PZ

for sale offers in excess of
£140,000



Property Description

-Connells Estate Agents are delighted to present this spacious and well presented one bedroom apartment located within walking distance to Banbury Town Centre. This bright and welcoming one-bedroom apartment offers generous living space and a practical layout ideal for first-time buyers, downsizers, or investors.

The standout feature of the property is the spacious reception room providing ample space for both living and dining areas. The room benefits from multiple window aspects, allowing natural light to flow throughout the day and creating a warm, inviting atmosphere.

A separate kitchen sits just off the hallway, fitted with units that maximise storage and workspace. The property also includes a useful study/home office, perfect for remote working or additional storage.

The double bedroom is a fantastic size and the apartment is completed by a modern bathroom with a full-sized bath.

Further benefits include allocated parking and secure entry.

Anti Money Laundering

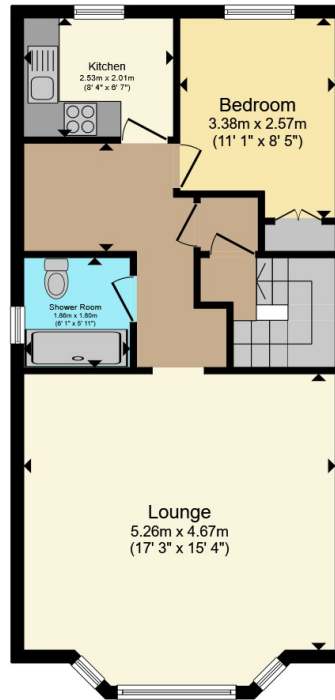
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally

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.







Floor Plan

Total floor area 57.9 m² (623 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

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

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: C Council Tax
 Band: A

Service Charge: 600.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309927

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1989. 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.

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