Connells

Longford Park Road
Bodicote Banbury

Longford Park Road
Bodicote Banbury OX15 4FU

for sale
£110,000

Property Description

A fantastic opportunity to purchase a 40% shared ownership home on the highly sought-after Longford Park development. This modern two-bedroom mid-terrace property offers well-planned accommodation, a private rear garden and allocated parking, whilst providing the opportunity to staircase up to 100% ownership in the future.

The ground floor is entered via an entrance hall with stairs rising to the first floor and access to a useful cloakroom/WC. The heart of the home is the impressive open-plan kitchen, living and dining room, measuring over 26ft in length, creating a bright and sociable space ideal for modern day living and entertaining.

To the first floor are two generous double bedrooms, both measuring approximately 13'8" max x 11'2", together with a family bathroom fitted with a white suite.

Outside, the property benefits from a private enclosed rear garden, providing an ideal space for relaxing and outdoor dining, whilst an allocated parking space is located nearby for convenience.

Longford Park

Longford Park is a popular residential development situated on the southern side of Banbury, offering excellent access to local schools, parks, shops and everyday amenities. Banbury town centre and railway station are within easy reach, with the station providing regular direct services to London Marylebone, Birmingham and Oxford. The M40 motorway is also conveniently accessible, making this an excellent choice for commuters.

Agents Notes

Agents Note Full Market Value: £275,000

40% Share Available: £110,000

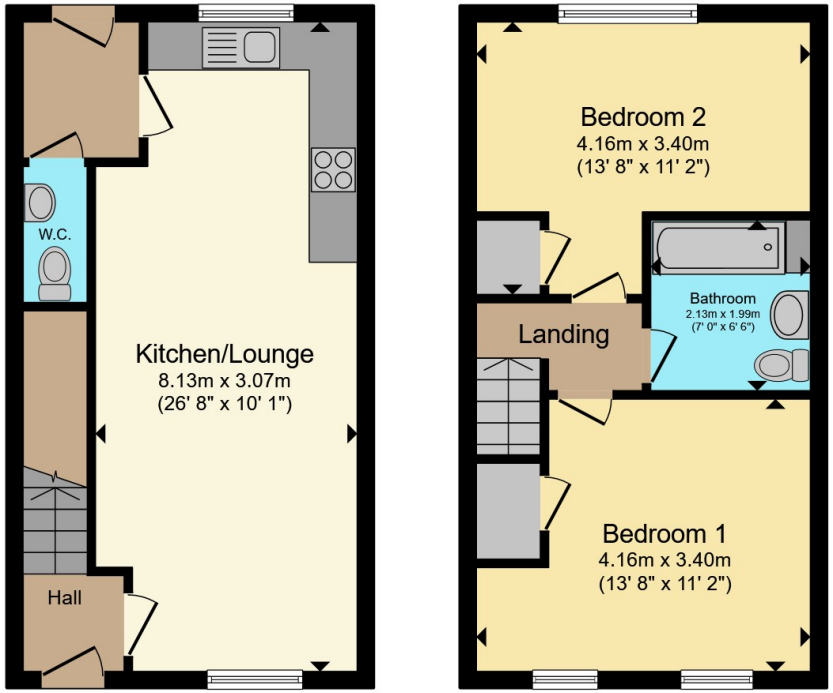
Monthly Rent: £520.67

Monthly Service Charge: £38.95

Remaining

Lease Term: Approximately 115 years

Viewing highly recommended.



Ground Floor **First Floor**

Total floor area 67.4 m² (725 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: 467.40

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN310131

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Apr 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.