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.



Ground Floor

Ground Floor Approx Area = 62.60 sq m / 674 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

www.focuspointhomes.co.uk

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.



The Garden Flat, 21 Marlborough Road
Banbury

Anker

The Garden Flat, 21 Marlborough Road, Banbury, Oxfordshire, OX16 5DB



Approximate distances
Banbury town centre 0.1 miles
Banbury railway station 0.75 miles
Junction 11 (M40) 2 miles
Oxford 23 miles
Stratford upon Avon 20 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

AN EXCEPTIONAL TWO BEDROOM TOWN CENTRE CONVERTED FLAT WHICH IS LARGER THAN AVERAGE WITH OPEN PLAN LIVING KITCHEN, TWO EN-SUITES AND A GENEROUS PRIVATELY OWNED REAR GARDEN.

Hall, open plan living kitchen, two bedrooms, two en-suites, gas central heating, fireplaces, good sized rear garden, on street permit parking, no onward chain. Energy rating C.

LEASEHOLD £190,000











Directions

From Banbury Cross proceed via High Street into George Street. Take the first turning on the right into Albert Street. At the end of Albert Street turn right into Marlborough Road and the apartment will be found some distance along on the right hand side where a "For Sale" board has been erected for ease of identification.

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 large two bedroom garden flat converted from a brick built Victorian terraced townhouse.

* Located conveniently in the town centre within walking distance of the railway station.

* An excellent floorplan for modern living with open plan living kitchen featuring a large fireplace with multi-fuel stove, a range of kitchen units, island/breakfast bar with storage under and solid wooden tops, French windows opening to the rear garden.

* Two bedrooms both with en-suites.

* Large main double bedroom with bay window and en-suite shower room fitted with a suite comprising shower cubicle, wash hand basin, WC.

* Smaller second bedroom/study which has a built-in wardrobe/cupboard and opens to an en-suite bathroom with shower over the bath, wash hand basin, WC, extractor, chrome radiator, extensive ceramic wall tiling, wall mounted gas fired boiler and window.

* A larger than average garden for a property of this size with shingled areas, lawn and borders. An ideal space for entertaining.

The blue engineered brick steps lead down to the front door along side which is a gravelled area with trellis and flowers. There is a vaulted under build within which there are gas meters for this and the rest of the building.

Services

All mains services are connected. The wall mounted gas fired boiler is located in the bathroom.

Leasehold

It is understood that the property is held on a 125 year lease from 2020. There is an annual service charge of £900 and a ground rent of £150 per annum. The service charge is payable to the Management Company which is made up of the owners of the flats within 21, Marlborough Road. The ground rent is paid to a separate company who administer that on behalf of the Freeholder who we understand is The Church Of England.

Local Authority

Cherwell District Council. Council tax band A.

Viewing

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

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.

Energy rating: C

A copy of the full Energy Performance Certificate is available on request.

* Permit parking is available at £76 per annum. Visitor permits are available free of charge for up to 25 daily permits.