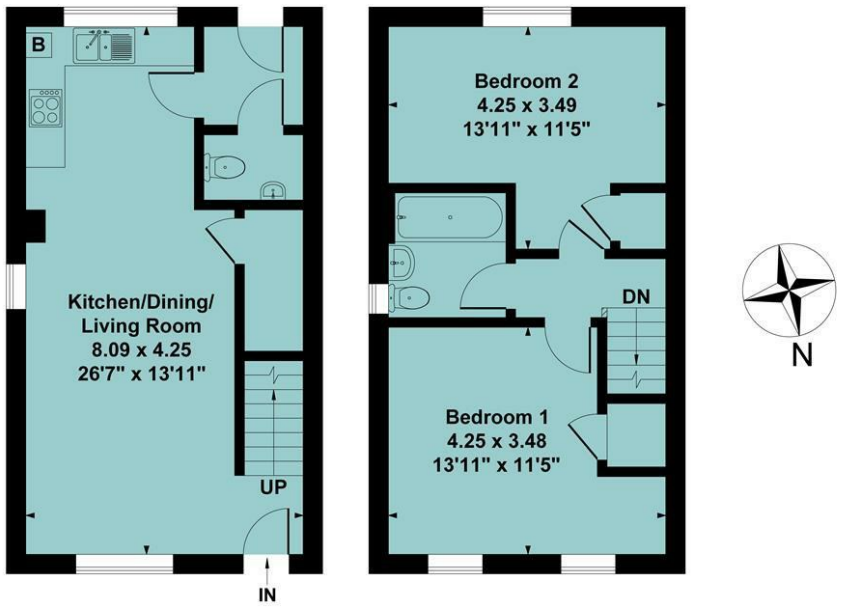
Agents Note

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

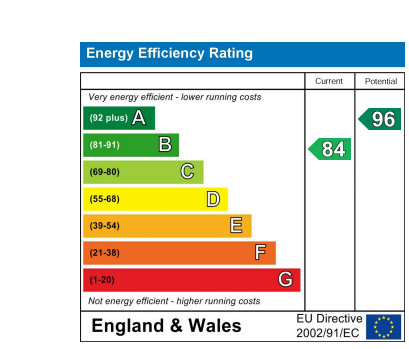
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 Approx Area = 34.38 sq m / 370 sq ft
First Floor Approx Area = 34.38 sq m / 370 sq ft
Total Area = 68.76 sq m / 740 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.



34 Maiden Road
Banbury

Anker

34 Maiden Road, Banbury, Oxfordshire, OX16 9UJ



Approximate distances
Banbury town centre 1 mile
Horton Hospital 0.75 miles
Banbury railway station (rear access) 1.25 miles
Junction 11 (M40 motorway) 2.5 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Oxford 21 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A 65% SHARED OWNERSHIP OPPORTUNITY WITH TWO DOUBLE BEDROOMS AND OPEN PLAN LIVING OFFERED TO THE MARKET CHAIN FREE

Living/kitchen/dining room, utility, downstairs WC, understairs storage, two double bedrooms, family bathroom, rear garden, driveway parking, Energy rating B.

£217,750 LEASEHOLD FOR A 65% SHARE











Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). On the outskirts bear left before the flyover where signposted to Bodicote and at the roundabout turn right travelling over the flyover. At the next mini roundabout continue straight ahead into White Post Road. Bear right into Blackwell Drive and take the second right hand turning into Slip Way. Turn left into Maiden Road and the property will be found on the left hand side.

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:

* Living room which is open plan to the kitchen and dining area. Window to front, window to side, space for dining room furniture and to the rear is the kitchen. The kitchen area is fitted with a range of base and eye level units, integrated oven, four ring gas hob and extractor over, space for free standing fridge freezer, space and plumbing for washing machine, window to rear, door to the rear porch.

* Rear porch with door to downstairs WC comprising WC, wash hand basin and tiled splashback. Door to rear garden.

* First floor landing with doors to both bedrooms, the bathroom and a hatch to the loft.

* Bedroom one is a double with two windows to the front and a built-in wardrobe.

* Bedroom two is a double with a window to the rear and a built-in wardrobe.

* Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls and window to the side.

* The rear garden is mostly laid to lawn with a paved area which leads to the gated side access and a further patio area ideal for seating. Garden shed.

* Two off road parking spaces to the side of the property and a small gravelled area to the front.

Tenure

The monthly rent and service charge combined is £300.12 per month. 977 year lease. The freehold of the property is owned by the housing provider Aster Group.

Services

All mains services are connected. The boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: B

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 £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.