

Connells

Rosemary Drive
Banbury

Rosemary Drive
Banbury OX16 1EZ

for sale
£180,000







Property Description

Situated on the highly sought-after Hanwell Fields development, this spacious and well-presented two bedroom apartment offers generous accommodation throughout and represents an excellent opportunity for first-time buyers, investors, or those seeking low-maintenance living.

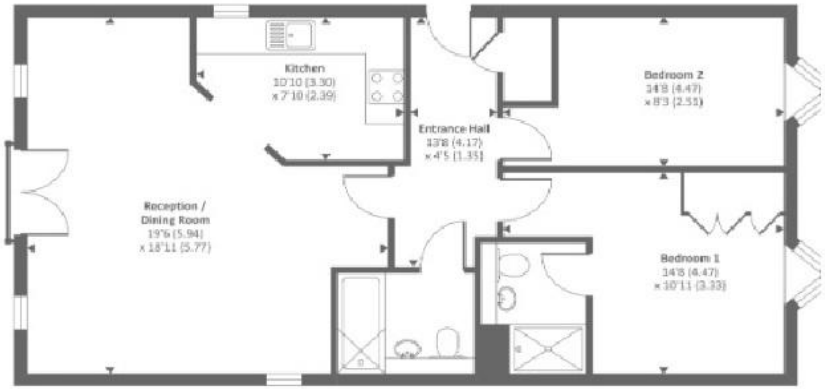
The property comprises a welcoming entrance hall leading to a bright and spacious living/dining room, providing an ideal space for both relaxing and entertaining. The contemporary fitted kitchen is well-equipped with a range of wall and base units, ample work surfaces and space for appliances.

There are two well-proportioned bedrooms, offering flexible accommodation for families, professionals working from home, or those requiring guest space. A modern family bathroom completes the internal accommodation.

Further benefits include double glazing, allocated parking, and a convenient location close to local shops, schools, parks and other everyday amenities. The property is ideally positioned for access to Banbury town centre, the M40 motorway and Banbury railway station, making it an excellent choice for commuters.

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.



Second floor

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: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN310109

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.