



6 Bridge Court
Banbury



6 Bridge Court Banbury, Oxfordshire, OX16 4AF

Approximate distances

Banbury town centre 0.25 miles

Banbury railway station 0.15 miles

Junction 11 (M40 motorway) 1.25 miles

Oxford 22 miles

Stratford upon Avon 20 miles

Leamington Spa 17 miles

Banbury railway station rear parking 1.25 miles

Banbury to London Marylebone by rail approx. 55 mins

Banbury to Oxford by rail approx. 19 mins

INVESTMENT OPPORTUNITY TO ACQUIRE AN EXCEPTIONALLY LARGE ONE BEDROOMED GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE IN THIS HIGHLY REGARDED GATED DEVELOPMENT EXCEPTIONALLY CONVENIENT FOR RAILWAY STATION, TOWN CENTRE AND M40.

Hall, large open plan living area with kitchen area, double bedroom, bathroom, high ceilings throughout, communal garden, allocated parking space, Assured Shorthold Tenancy until 03/04/18.

£145,000





Directions

From Banbury town centre proceed via Bridge Street and into the Middleton Road. Turn immediately right at the traffic lights into Merton Street and follow the road to the T-junction turn left and proceed to the next T-junction and turn left again into Causeway. Bridge Court will be found toward the end of the road on the right hand side and is approached via electric wrought iron gates. If on foot proceed from Bridge Street into the Middleton Road and immediately past The Londis convenience store use the pedestrian gate which leads via a path to Bridge Court.

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.

The Property

6 BRIDGE COURT is an exceptionally spacious ground floor one bedroomed apartment with a private entrance forming part of this highly regarded gated development. It is located within very easy walking distance of the railway station and it is also very accessible for the town centre and junction 11 of the M40 motorway. The accommodation features much higher than average ceilings throughout and a range of modern fittings. The layout is ideally suited for modern living including a very large open plan living area and kitchen.

The property is currently let on an assured shorthold tenancy which terminates on the 3rd April 2018 and it is achieving an income of £665 per calendar month.

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:

- * An excellent investment opportunity very close to the railway station and town centre.
- * A much larger than average one bedroomed maisonette.
- * In a gated development with electronic gates.
- * Very high ceilings throughout.
- * Very spacious open plan living area and kitchen with cream base and eye level units, built-in oven, hob and extractor, plumbing for washing machine, space for fridge/freezer, work surfaces.
- * Double bedroom with window to front.
- * Bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, window, heated towel rail, spotlights and extractor.
- * Electric heating, neutral decor and carpeting.
- * Small communal lawned garden with patio.
- * Electric gates lead via an archway to a block paved driveway and parking area with one allocated space for number 6.

Services

All mains services are connected with the exception of gas.

Leasehold

The property is held on a 125 year lease which commenced in January 2008.

Service charge - £657.36 payable twice yearly

Ground Rent - £112.50 payable twice yearly

Local Authority

Cherwell District Council. Council tax band A.

Viewing

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

Agent's note

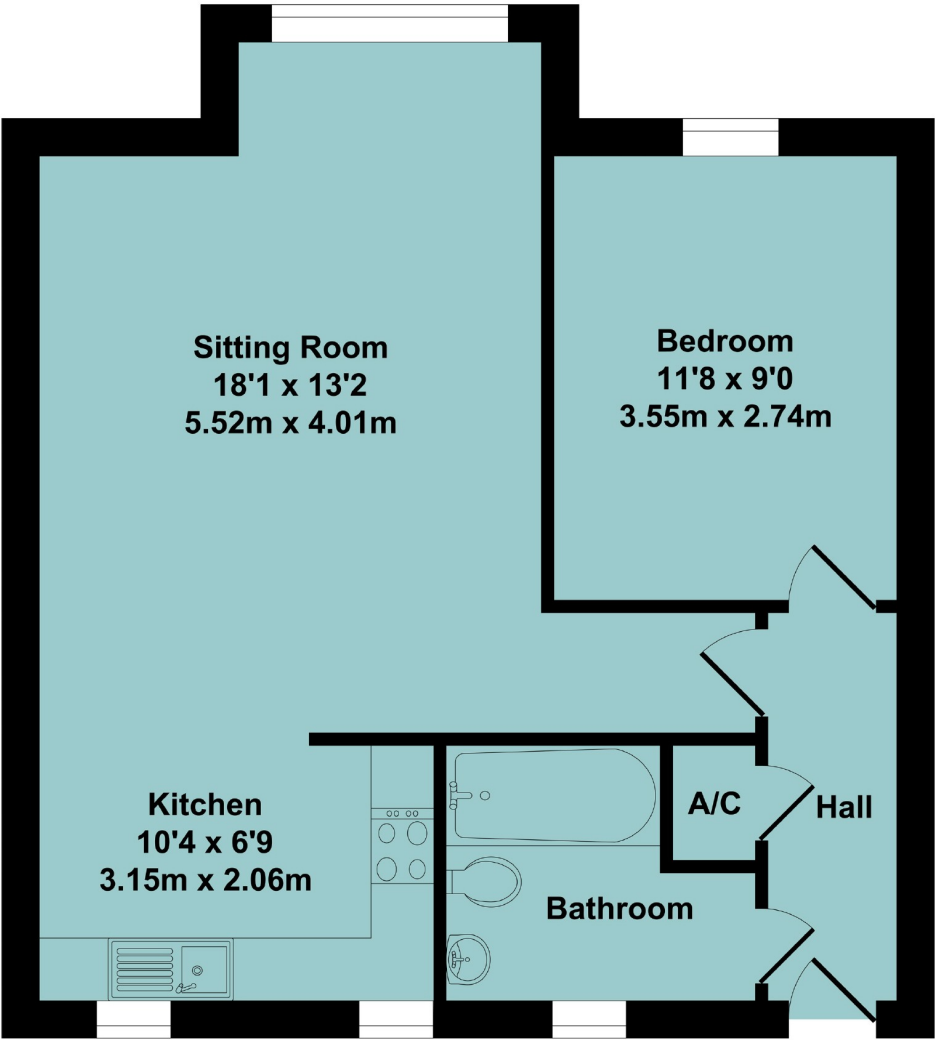
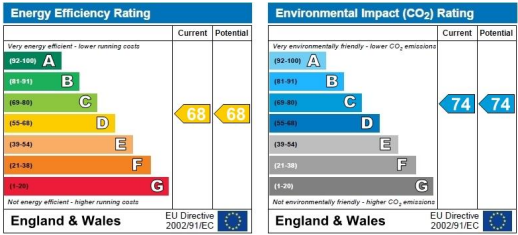
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

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



Total Approx. Floor Area 521 Sq.Ft. (48.43 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER Fax: 01295 264100



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.