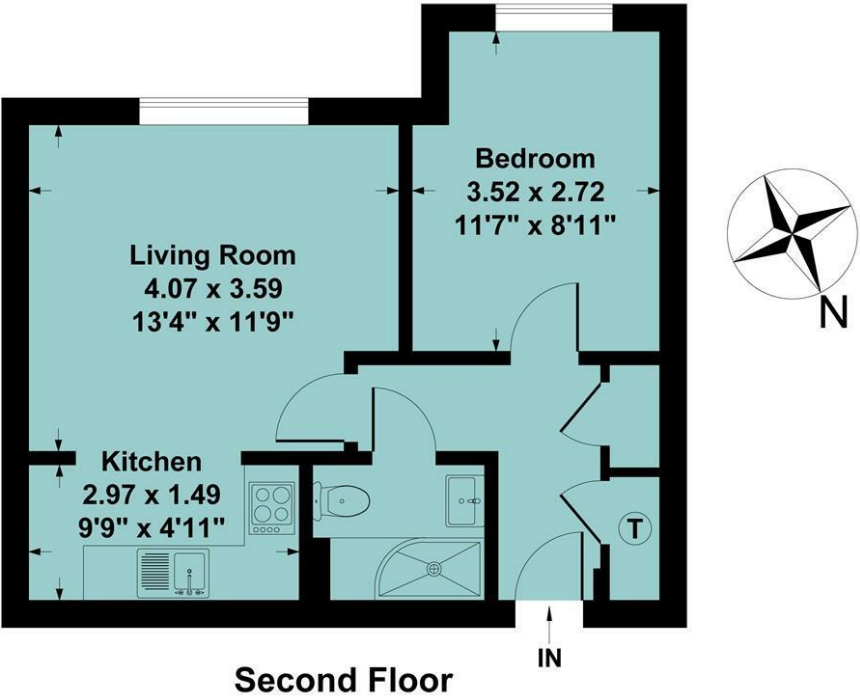


Agents Note

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.

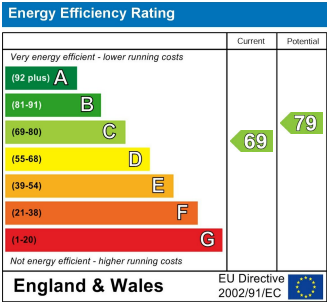


Second Floor

Second Floor Approx Area = 38.68 sq m / 416 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.



26 Parklands
Banbury



26 Parklands, Banbury, Oxfordshire, OX16 2SZ

Approximate distances
Banbury town centre 1 mile
Junction 11 (M40 motorway) 2.5 miles
Banbury railway station 1.5 miles
Oxford 23 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to London Marylebone 65 mins by rail approx.
Banbury to Oxford 17 mins by rail approx.
Banbury to Birmingham 50 mins by rail approx.

A WELL PRESENTED ONE BEDROOM TOP FLOOR APARTMENT IDEAL FOR FIRST TIME BUYERS WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND RAILWAY STATION

Communal entrance hall, private entrance hall, living room, kitchen, double bedroom, bathroom, allocated parking space. Energy rating C.

£135,000 LEASEHOLD



Directions

From Banbury Cross proceed along the Warwick Road (B4100). Travel past the Police Station and continue for approximately half a mile turning right at the roundabout into Parklands. Take the first turning on the right hand side and then turn right again into the parking area. Number 26 is located in the block on the right 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:

- * One bedroom top floor apartment.
- * Well presented throughout.
- * Walking distance to town centre and train station.
- * Communal entrance hall and private entrance hall with storage cupboard and airing cupboard.
- * Light and airy living room with window to the rear and opening to the kitchen.
- * Kitchen comprises base units with worktop over, built-in oven and hob, space and plumbing for washing machine and space for fridge freezer.
- * Double bedroom with space for drawers and window overlooking the rear.
- * Refitted shower room with walk-in shower cubicle, WC, wash hand basin and extractor fan.
- * One allocated parking space and several visitors spaces.

Tenure

Leasehold. 999 year lease which commenced on 1st January 1993. Service charge £850 every six months. No ground rent. The Management Company is First Port.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band A.

Viewing

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

Energy rating: C

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 £30 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.