

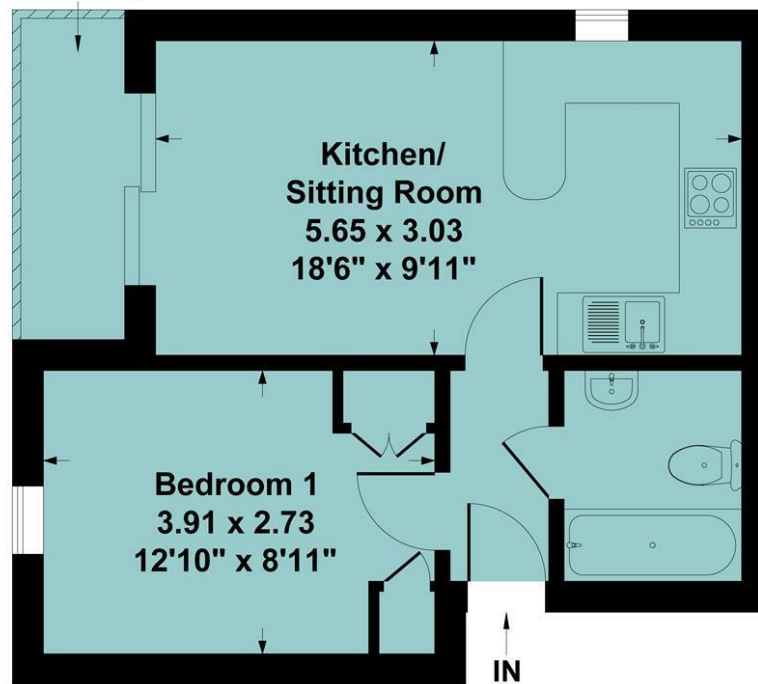
Agents Note

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.

Balcony



Second Floor

Second Floor Approx Area = 34.27 sq m / 369 sq ft

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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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.



54 Verney Road
Banbury



54 Verney Road, Banbury, Oxfordshire, OX16 4QW

Approximate distances

Banbury town centre 0.75 miles
Banbury railway station 0.2 miles
Junction 11 (M40 motorway) 1 mile
Oxford 23 miles
Stratford upon Avon 20 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx, 50 mins
Banbury to Oxford by rail approx. 17 mins

**AN IMMACULATELY PRESENTED MODERN ONE
BEDROOM TOP FLOOR APARTMENT LOCATED WITHIN
WALKING DISTANCE OF THE TOWN CENTRE, TRAIN
STATION AND ALL DAILY AMENITIES**

**Entrance hall, living kitchen/dining space,
bedroom, bathroom, balcony, allocated parking
space. Energy rating C.**

£144,950 LEASEHOLD



Directions

From Banbury town centre proceed in an easterly direction travelling along Bridge Street over the railway bridge and take the first right hand turning at the traffic lights into Merton Street. Bear right into Higham Way and passing the multi storey car park on your right take the second left hand turn into Alma Road. Take the second right hand turning into Verney Road and the property will be found on the top floor of the block of flats directly in front of you.

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:

* Entrance hall with doors to the bedroom, bathroom and kitchen/sitting room.

* The kitchen is fitted with a range of wood effect base and eye level units, space for under counter fridge and freezer, space and plumbing for washing machine, integrated oven with four ring electric hob and extractor over, window to side, breakfast bar, space for lounge furniture and double doors leading to the balcony.

* The balcony has ample space for two chairs and a table.

* Bedroom accessed off the hallway with a double built-in wardrobe, airing cupboard and window to front.

* Bathroom fitted with a modern white suite comprising bath with shower over, WC and wash hand basin, part tiled walls and heated towel rail.

* To the front there is one allocated car parking space and there are communal parks and green spaces within the grounds.

Tenure

A leasehold property. 155 year lease which commenced on 1st February 2005. Principle Estate Management manage the outside of the building and the charges payable to them are currently £165.67 payable twice yearly. Encore Estates manage the inside of the building and the monthly charge is currently £92.38. Ground rent £250 per annum.

Local Authority

Cherwell District Council. Council tax band A.

Services

All mains services are connected with the exception of gas.

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.