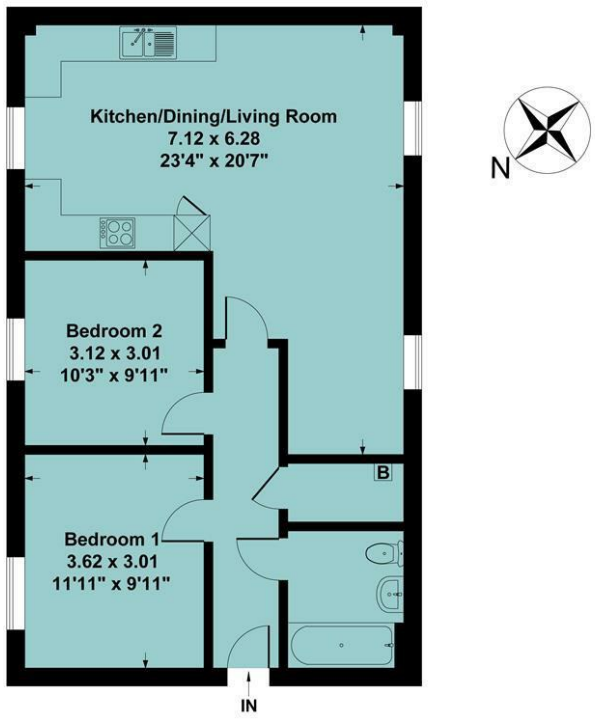
## Agents Note

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.

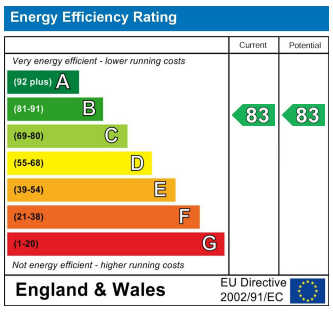



Ground Floor

**Ground Floor Approx Area = 66.80 sq m / 719 sq ft**

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

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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.



# 3 Hobby Road
# Bodicote

Anker

# 3 Hobby Road, Bodicote, Oxfordshire, OX15 4GH



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

**A WELL PRESENTED AND SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT VERY CONVENIENTLY LOCATED NEAR AMENITIES AND PARKLAND**

**Communal entrance and hall, large open plan living kitchen dining space, two double bedrooms, bathroom, gas ch via rads, uPVC double glazing, allocated and visitors parking spaces, no upward chain. Energy rating B.**

**£197,000 LEASEHOLD**











## Directions

From Banbury town centre proceed in a southerly direction along the Oxford Road (A4260). Continue along the Oxford Road into Bodicote and at the traffic lights turn left into Longford Park Road. Follow this road until reaching a crossroads with The Community Centre on the right. Turn right and the property will be found after a short distance on the left hand side. Parking is to be found to the rear and is accessed by turning left shortly after the block of flats and then left again into an access to the

### Situation

BODICOTE is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as both Banbury and Bodicote Cricket Clubs and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop and café, two public houses, newly reopened Indian restaurant, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club and a bus service to and from the town centre.

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:

* A great opportunity for first time buyers, investors and downsizers to acquire this spacious two bedroom ground floor apartment in Longford Park, Bodicote.

* The location of this well presented apartment is ideal being within walking distance of a number of amenities including a brand new convenience store and nursery which are under construction as well as Bannatyne's Health Club and Bodicote village. There are lovely walks through the parkland at the back of the development as well as along the canalside with the railway station a short walk further on.

* Large private hall with fitted mat and a door opening to a very deep walk-in storage cupboard with power points and light connected, wall mounted gas fired boiler.

* A main feature of the accommodation is the large open plan living kitchen dining space which has two windows to the front and a further window to the rear. The kitchen area is spacious and fitted with a range of white units incorporating a built-in oven, gas hob and extractor, plumbing for washing machine, space for tumble dryer, integrated dishwasher, fridge and freezer, wood effect work surfaces, wood effect vinyl flooring.

* Two double bedrooms with windows to the rear.

* Bathroom fitted with a white suite comprising panelled bath with shower over and fully tiled surround, wash hand basin and WC, heated towel rail, vinyl wood effect floor, window.

* Gas central heating via radiators and uPVC double glazing.

* One allocated parking space which is numbered and located to the rear and there is an additional visitors space. There is also a communal bin store.

* All mains services are connected. The wall mounted Ideal gas fired boiler is located in the cupboard in the hallway.

### Leasehold

The property is held on a 125 year lease which commenced in 2016. Service charge £2,325.07 per annum and ground rent £391.88 per annum.

### 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.