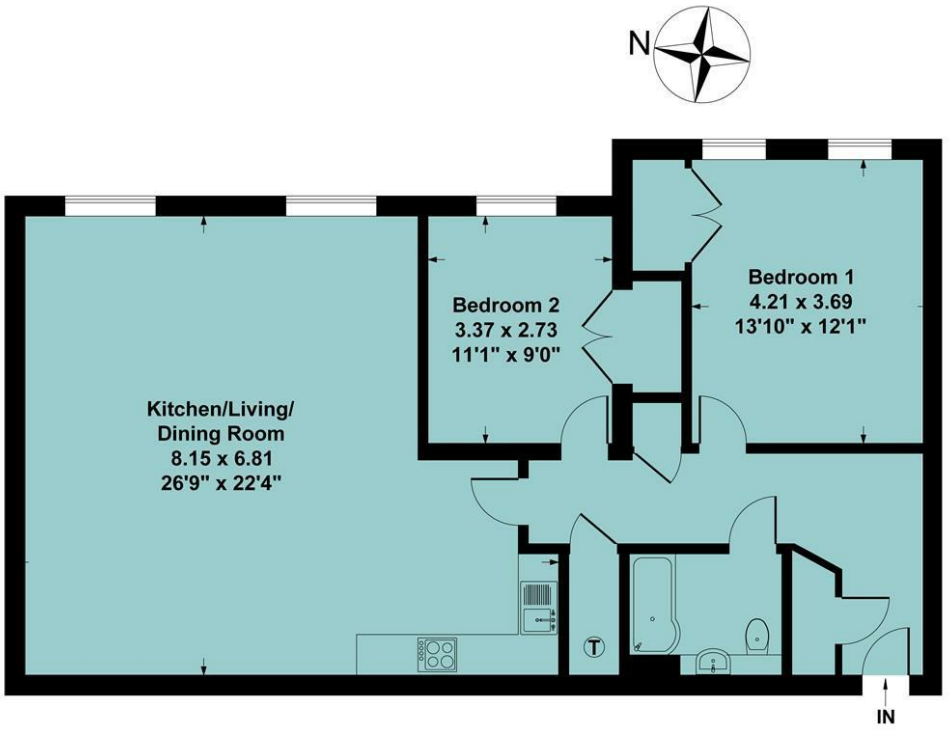
Agents Note

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 = 94.20 sq m / 1013 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.

36 Peoples Place, Warwick Road
Banbury

Anker

36 Peoples Place, Warwick Road, Banbury, Oxfordshire, OX16 0FJ



Approximate distances
Banbury town centre 0.2 miles
Banbury railway station 0.5 miles
Junction 11 (M40 motorway) 1 mile
Oxford 24 miles
Stratford upon Avon 22 miles
Leamington Spa 20 miles
Chipping Norton 13 miles
Bicester 14 miles

AN EXCEPTIONALLY SPACIOUS REDECORATED TWO BEDROOM FIRST FLOOR APARTMENT CONVENIENTLY LOCATED IN THE TOWN CENTRE WITHIN A SECURE BLOCK BEHIND ELECTRONIC GATES

Communal hall lift/stairway, large hallway, huge open plan living kitchen/dining space, two double bedrooms, bathroom, electric heating, excellent storage, allocated parking space. Energy rating C.

£210,000 LEASEHOLD











Directions

From Banbury Cross proceed in a Northerly direction via Horsefair into North Bar and at the traffic lights turn left and Peoples Place will be found immediately on the left.

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:

* An exceptionally spacious first floor two bedroom apartment with lift.

* Allocated parking space.

* Exceptionally good storage.

* Redecorated.

* Walking distance of canal side cinema and leisure complex.

* New flooring in open plan living/kitchen and hallway.

* A superb layout ideal for modern living with a very large open plan kitchen/dining space with modern white and blue gloss units incorporating a built-in oven, hob and extractor, space for fridge freezer, ample space for living and dining furniture with two windows to the front.

* Two double bedrooms both of which have been redecorated and benefit from built-in double wardrobes.

* A generously proportioned bathroom fitted with a white suite comprising shower bath with shower unit over, semi recessed wash hand basin, WC, extractor fan, part tiled walls, heated towel rail and new flooring.

* Excellent storage with a large L-shaped hall with two storage cupboards and airing cupboard.

* Electronic gates open to the parking area. The gates can be linked to a phone number in order that they can be opened with out the use of a remote control to allow access for visitors when required. There is a single allocated parking space opposite the entrance to the block.

Services

All mains services are connected with the exception of gas.

Tenure

The property is held on a 125 year lease which commenced on 1st January 2004. There is an annual service charge of £1,954.46 which is reviewed annually and an additional ground rent of £50 per annum.

Local Authority

Cherwell District Council. Council tax band C.

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 £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.