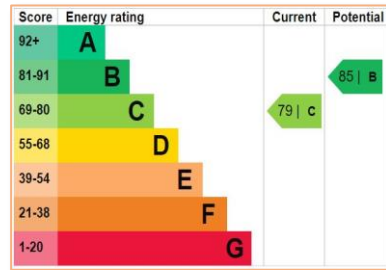


## Marshall Road, Banbury



A well presented two bedroom first floor apartment situated close to the town centre and train station. This property benefits from having an en suite to master bedroom, built in wardrobes and electric heating.

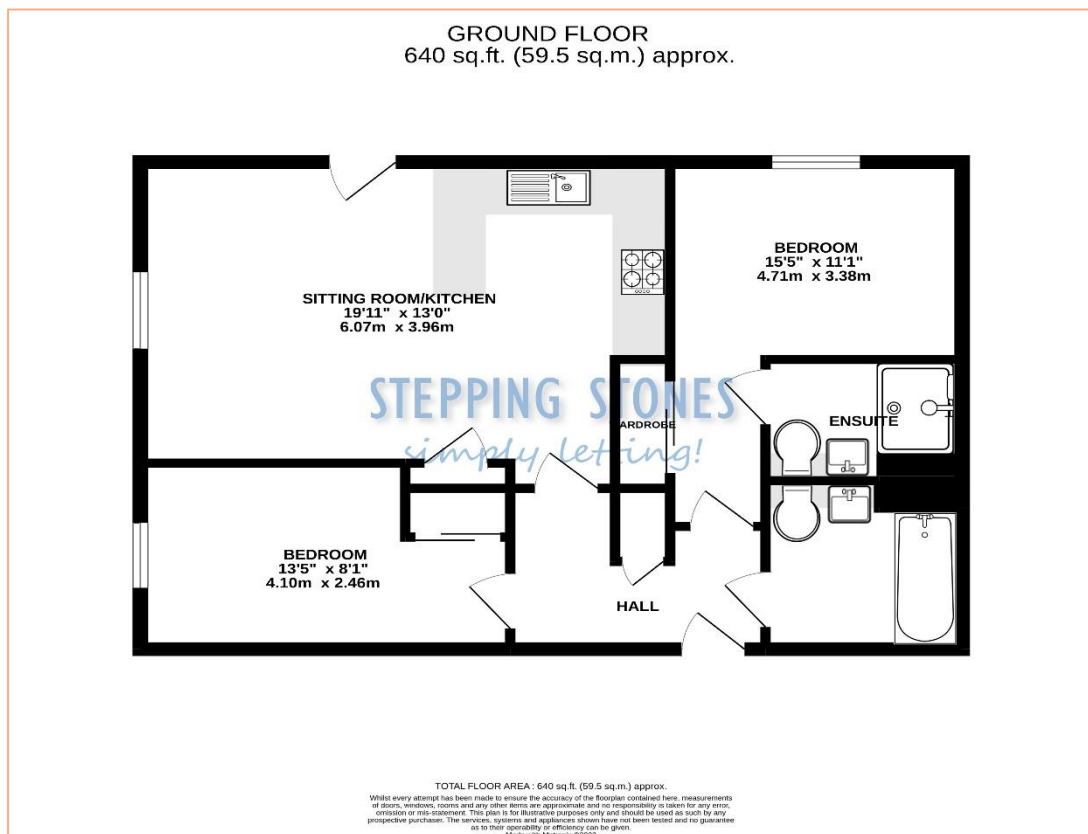
The property has a full rental and maintenance history over seventeen years and could offer a strong 5% return to capital.

- 2 Bedrooms
- First floor
- Built in wardrobes
- Close to town centre
- Electric heating
- 2 Bathrooms

## Investment Property Sales & Purchase

### ACCOMMODATION

|                       |                                                                                                                  |
|-----------------------|------------------------------------------------------------------------------------------------------------------|
| ENTRANCE HALL:        | Door to front aspect.                                                                                            |
| BEDROOM ONE:          | 15'5 x 11'1 Window to rear aspect. Built in double hanging wardrobe.                                             |
| EN SUITE:             | Comprising classic suite of double shower cubicle with power shower, wash hand basin and low level w/c.          |
| BEDROOM TWO:          | 13'5 x 8'1 Window to rear aspect. Built in wardrobe.                                                             |
| BATHROOM:             | Comprising classic white suite of bath, wash hand basin and low level w/c.                                       |
| LOUNGE/KITCHEN/DINER: | 19'11 x 13'0 With French doors. Open plan with fitted modern kitchen with built in appliances and breakfast bar. |
| COUNCIL TAX:          | Band B                                                                                                           |
| Lease detail          | 125years from 2006. S/C £1597 pa (2022) and £150 pa ground rent. Review dates awaiting confirmation.             |
| PARKING:              | One allocated car parking space.                                                                                 |
| REFERENCE:            | 137                                                                                                              |
| Price                 | £174,000. Leasehold                                                                                              |



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