

Britannia Wharf, Banbury. OX16 5DS



A recently renovated two bedroom top floor apartment situated in Banbury town centre. The property benefits from having two double bedrooms, a built in double wardrobe, a spacious living area, electric heating and off road parking.

The property is currently let on a fixed term AST. The property has a full rental and maintenance history and could offer a strong 6% return to capital.

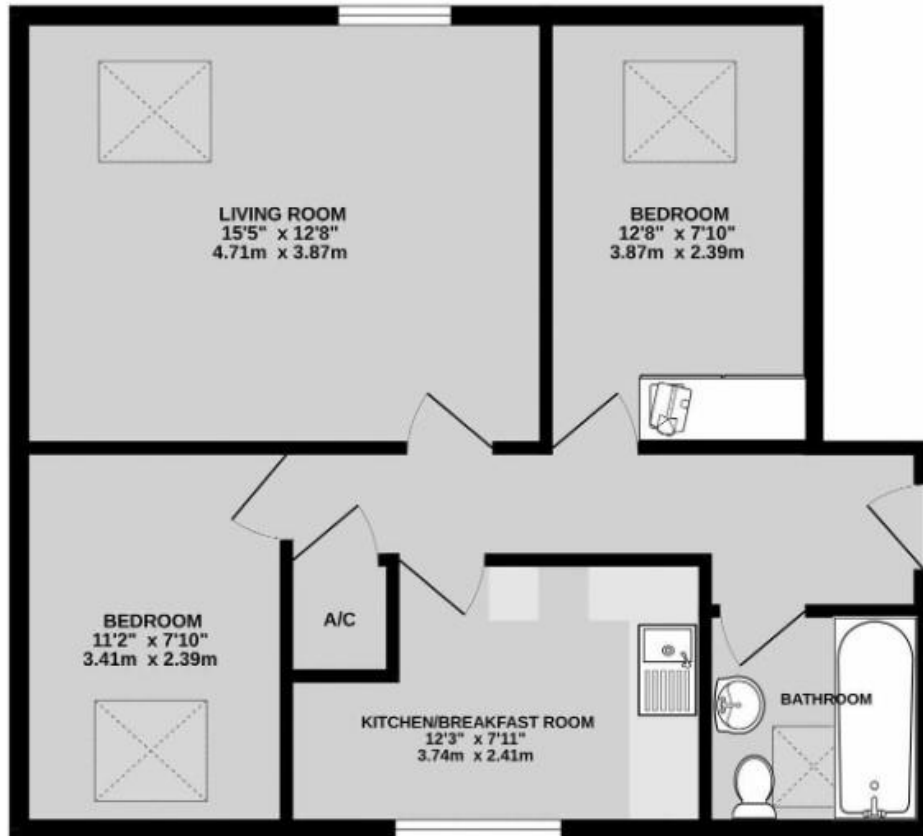
Investment Property Sales & Purchase

ACCOMMODATION

ENTRANCE HALL:	Door to side aspect. Built in airing cupboard.
LOUNGE:	15'5 x 12'8 Spacious living area with windows to front aspect.
KITCHEN/DINER:	12'3 x 7'11 Window to rear aspect. Newly fitted kitchen comprising floor and wall mounted units with worktops over. Four ring electric hob with oven below.
BEDROOM ONE:	12'8 x 7'10 Velux window to front aspect. Built in double wardrobe.
BEDROOM TWO:	11'2 x 7'10 Velux window to rear aspect.
BATHROOM:	Velux window to rear aspect. Newly fitted suite comprising bath with shower over, wash hand basin and low level w/c.
HEATING:	Electric heating.
PARKING:	Communal parking.
COUNCIL TAX:	Band B.
Tenure:	Leasehold. Lease term believed to have 89 years remaining expiring in 2113
Ground Rent:	Currently £75 per annum
Service Charge:	Currently £885 per annum reviewed annually.
Services:	Currently connected to mains water, gas and electricity.
Local Authority:	Cherwell District Council
Viewings:	Through Chattel House.
Price:	£179,995 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.

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