

Clarkes Court, Banbury. OX16 2BS



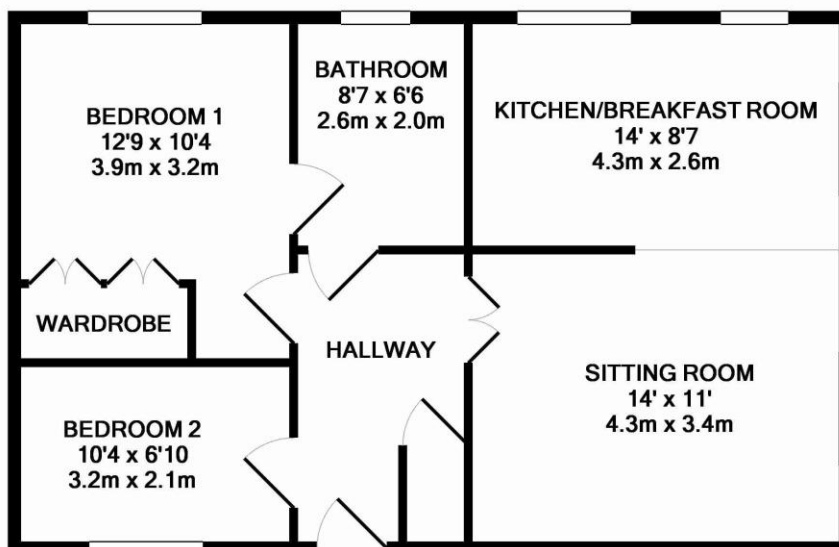
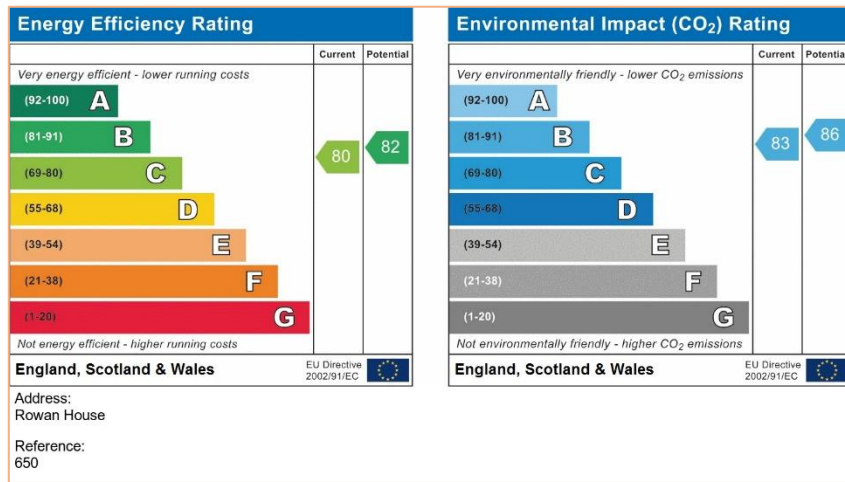
We are pleased to present this well presented two bedroom first floor apartment which benefits from built in appliances in the kitchen, gas central heating and allocated parking. The property is also situated within walking distance of the town centre and train station. The Property is offered with the benefit of no onward chain as an investment with a tenant in situ.

Investment Property Sales & Purchase

ACCOMMODATION

ENTRANCE HALL:	Door to front communal aspect. Intercom system. Built in airing cupboard.
BEDROOM ONE:	12'7 x 10'11 Two windows to side aspect. Patio doors to balcony area.
BEDROOM TWO:	10'4 x 8'8 Three windows to side and rear aspects. Single built in cupboard with hanging rail and shelf.
BATHROOM:	6'1 x 6'2 Modern white suite comprising bath with shower over wash hand basin and low level w.c. Window to rear aspect. Vinyl flooring. Walls tiled to splashback areas.
LOUNGE:	11'9 x 14'4 Window to front aspect. Door leading to balcony area.
KITCHEN:	9'9 x 6'2 Window to rear aspect. Range of white high gloss floor fitted and wall mounted units with worktops over. Four ring electric hob with oven below and extractor hood above. Full height fridge/freezer. Washer/dryer. Vinyl flooring.
HEATING:	Electric heating.
PARKING:	Allocated car parking for 1 car.
COUNCIL TAX:	Band B
Lease remaining:	100 years (125 years from 1st Jan 2004)
Ground rent:	£280.36 paid half yearly.
Annual service charge:	£1485.;02 paid half yearly.
REFERENCE:	650
Local Authority	Cherwell District Council.
Viewings	Through Chattel House.
Price	£180,000. Leasehold.





TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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