

Verney Road
Banbury





31 Verney Road

Banbury, Oxon, OX16 4QW

£135,000

A very well presented one bedroom second floor apartment with parking for one vehicle and located close to the train station and town centre with easy access to the M40 motorway.

The Property

31 Verney Road, Banbury is a well presented one bedroom, second floor apartment with allocated car parking for one vehicle. The apartment is located close to the town centre and within easy access of the railway station and M40 motorway. The living accommodation is arranged over one floor and is well laid out. There is an entrance hallway, sitting room which is open plan into the kitchen, double bedroom and modern shower room. There is an allocated parking space to the rear of the property and there are various visitor spaces around the area. We have prepared a floor plan to show the room sizes and layout, some of the main features include;

Entrance Hallway

Doors to all accommodation, hatch to loft space (which is partially boarded) and a useful storage cupboard.

Bedroom One

A good-sized double bedroom with two Velux style windows to the front aspect.

Shower Room

Fitted with a modern white suite comprising a walk-in double shower with a handheld and rainfall shower over, W.C., wash hand basin, heated towel rail with tiled splash backs.

Sitting Room/Kitchen

A superb dual aspect open plan reception room with windows to the front and side aspect overlook the play park and ample space for furniture. The kitchen area is fitted with a range of eye level cabinets with base units and drawers with work surfaces over and tiled splash backs. There is a one and a half bowl sink and draining board, space and plumbing for a washing machine and free standing fridge/freezer, integrated single oven with a four ring electric hob above and extractor hood over.

Parking

To the rear of the property there is a car park with one allocated parking space. Throughout the street there are various visitor parking space available.

Directions

From Banbury town centre proceed in an easterly direction via the Middleton Road. Turn right at the traffic lights into Merton Street and then take the right hand turn in into Alma Road. Follow this road where you will see a turn in for Verney Road and take the first right where the property will be found on your left.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 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 (51 mins) and Birmingham Snow Hill (55mins). 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.

Services

All mains services connected with the exception of gas.

Local Authority

Cherwell District Council. Tax band A.

Viewing Arrangements.

By prior arrangement with Round & Jackson

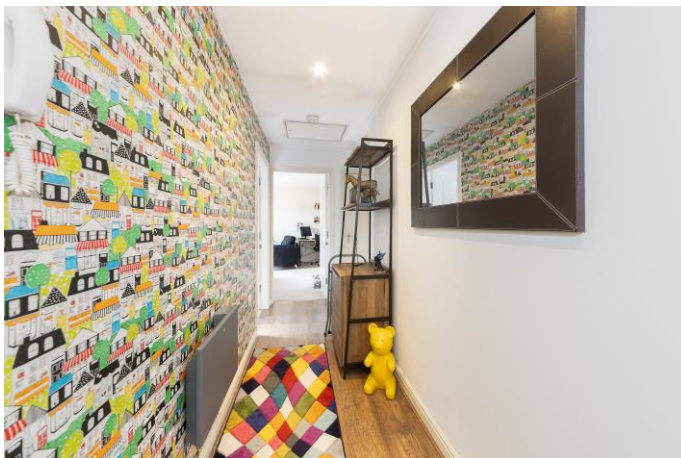
Tenure

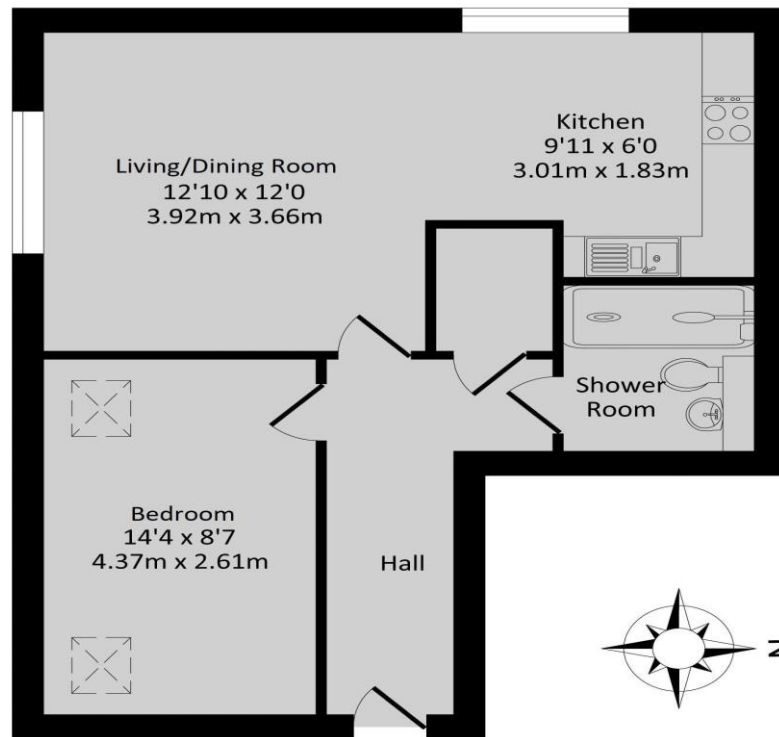
A leasehold property.

There are 80 years remaining on the Lease.

Service charge £165.10 per month.

Ground Rent: Due to technical issues with Bromford, there is no ground rent currently payable. Once the technical issues have been resolved, ground rent payments will resume but will not be backdated.





Total Approx. Floor Area 515 Sq.Ft. (47.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ESTATE AGENTS

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