



35 Janet Blunt House, Twyford, Banbury, Oxon OX17 3FL
'Offers in excess of' £170,000 Leasehold

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





A second floor apartment offered with no onward chain, located within a sought after development on the south side of Banbury.

Entrance hall | Living room | Kitchen | Two double bedrooms | Bathroom | Gas central heating | Double glazing | Allocated parking | Communal gardens | Views over countryside

Providing well-balanced accommodation throughout a two bedroom top floor apartment benefiting from gas central heating and vaulted ceilings. The property also enjoys communal gardens and views over countryside.

Accommodation

Communal door.
Stairs rising to main second floor.

Door to flat.

Entrance hall: Entry phone system. Thermostat for heating. Two useful store cupboards.

Living room: Vaulted ceiling. Window to front aspect. Radiator.

Kitchen: Bowl and a half sink unit and drainer. Range of wall and base units. Ample work surfaces. 4 ring gas hob with electric oven under, extractor over. Tiling to splashback areas. Tiled flooring. Free space and plumbing for washing machine. Space for fridge/freezer.

Master bedroom: Double bedroom with vaulted ceiling.

Bedroom two: Double bedroom with vaulted ceiling.

Bathroom: White suite comprising of panel bath with thermostatic shower unit over, pedestal hand basin and low level WC. Shaver socket. Extractor fan.

Outside

The communal gardens are set within attractive well maintained grounds of approximately four acres with views over farmland and countryside.

Allocated parking space.
Allocated parking.
Visitors bays.

Agents Note

Lease: 109 years.
Service charge: £1542.73 per annum.
Ground rent: £100.00 per annum.

Adderbury

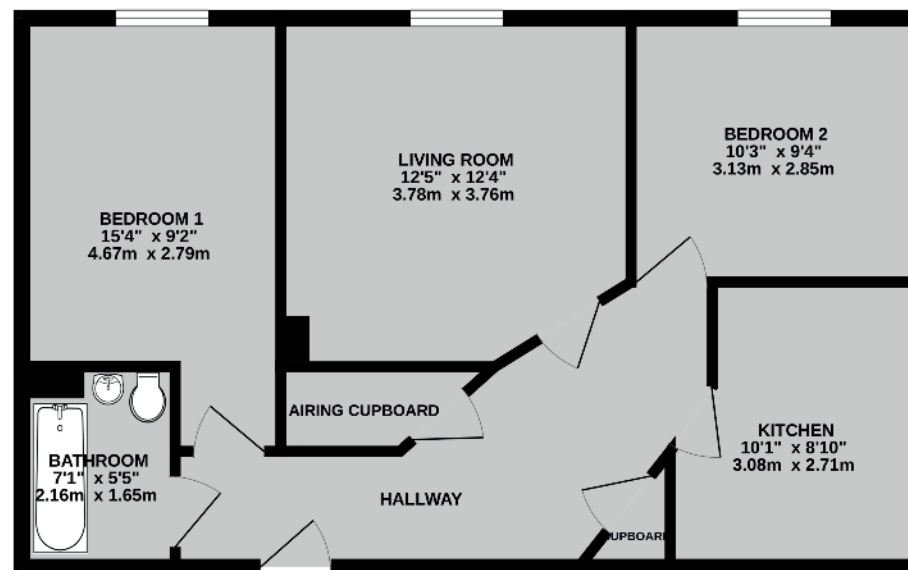
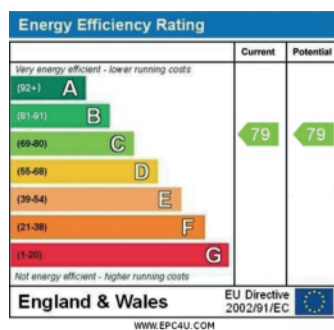
The popular village of Adderbury to the South of Banbury offers a range of amenities including public houses, primary school and a tennis and squash club. Warriner secondary school can be found in the nearby village of Bloxham. Further amenities can be found in Banbury with access to Junction 11 M40 and railway station.

Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury cross proceed three miles south to Twyford and upon passing the Bowls Club, take the right turn into Greenhill and Janet Blunt is on the left hand side.





SECOND FLOOR 615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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.
 Made with Metropix 60025

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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