

**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

**Survey & Valuation**

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor  
Approx. Floor Area 69 Sq.Ft. (6.40 Sq.M.)

First Floor  
Approx. Floor Area 529 Sq.Ft. (49.10 Sq.M.)

Second Floor  
Approx. Floor Area 389 Sq.Ft. (36.10 Sq.M.)



Total Approx. Floor Area 987 Sq.Ft. (91.60 Sq.M.)

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

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



20 Newland Road  
Banbury





## 20 Newland Road, Banbury, Oxfordshire, OX16 5HQ

### Approximate distances

Banbury town centre 0.3 miles  
Banbury railway station 0.6 miles  
Junction 11 (M40 motorway) 1.5 miles  
Oxford 21 miles  
Banbury to London Marylebone 55 mins by rail approx.  
Banbury to Oxford 17 mins by rail approx.  
Banbury to Birmingham 50 mins by rail approx.

**AN EXCEPTIONALLY WELL PRESENTED THREE BEDROOM DUPLEX APARTMENT IN A CONVERTED VICTORIAN TOWNHOUSE LOCATED IN THE CENTRE OF TOWN WITHIN WALKING DISTANCE OF MANY AMENITIES AND THE RAILWAY STATION**

**Entrance hall with stairs to first floor, open plan kitchen/diner/sitting room, bedroom three/study, re-fitted shower room, master bedroom with re-fitted en-suite having a roll top bath and bedroom two on the second floor. Energy rating E.**

**Offers over £250,000 LEASEHOLD**



### Directions

From Banbury town centre proceed via the High Street into George Street and take the turning on the right into Broad Street. After approximately 150m this road leads into Newland Road and the property will be found after a further 150m on the left hand side.

### Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 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 (55 mins) and Birmingham Snow Hill (55 mins). 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.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- \* Converted Victorian townhouse with original Victorian doorbell.
- \* Conveniently located close to the town centre and railway station.
- \* No upward chain.
- \* Very well presented property with brand new kitchen, bathroom and en-suite.
- \* Re-carpeted and brand new double glazing throughout.
- \* Generous open plan kitchen/dining/living room.
- \* Kitchen fitted with integral hidden plug sockets, built-in cooker and hob, a range of counter top and wall mounted cupboards.
- \* Recently re-tiled and re-decorated bathroom comprising a brand new walk-in shower cubicle.

\* Master bedroom on the top floor with large window to front, two built-in storage cupboards, modern fitted en-suite with a roll top bath, large velux window.

\* Bedroom two, which a large double, is also on the second floor and has two built-in cupboards (one housing the boiler) and a window to rear.

\* Hallway on the second floor with window to rear.

\* Bedroom three on the first floor with window to rear.

\* Storage cupboard on the first floor with plumbing for washing machine and space for dryer.

### Leasehold

189 years from 21st June 1993 up to and including 31st August 2182.

### Services

All mains services are connected. The boiler is in a cupboard in bedroom two.

### Local Authority

Cherwell District Council. Council tax band B.

### Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

### Energy rating: E

A copy of the full Energy Performance Certificate is available on request.

