

Agents Note

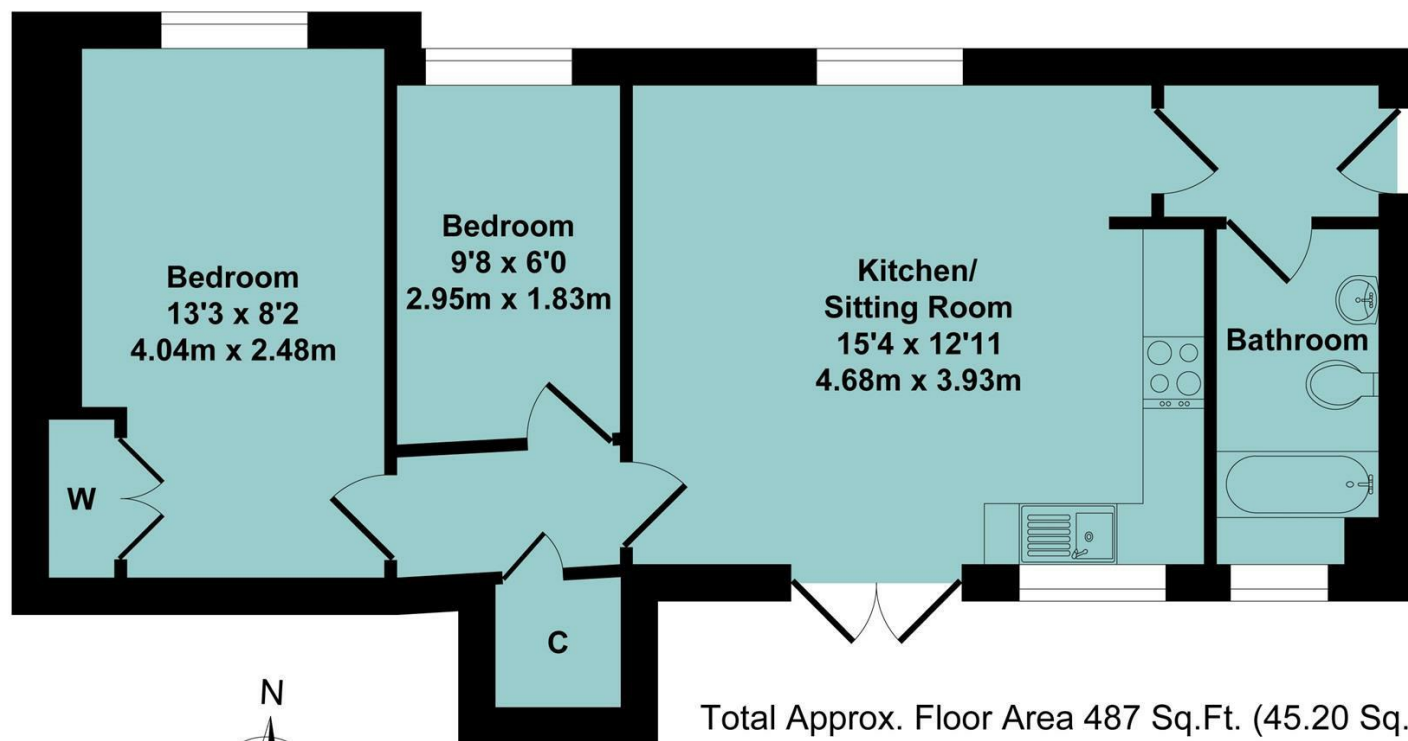
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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 plus) A			
(81-91) B			
(69-80) C		67	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.



7 Partridge Court, Round Close Road
Adderbury



7 Partridge Court, Round Close Road, Adderbury, Oxfordshire, OX17 3EP

Approximate distances

Banbury 3.9 miles

Banbury Stations 4.3 miles

Bicester 12.5 miles

Oxford 21 miles

Banbury to London Marylebone by rail approx 55 mins

Banbury to Birmingham by rail approx 50 mins

Banbury to Oxford by rail approx 17 mins

**A STYLISH TWO BEDROOM FIRST FLOOR APARTMENT
LOCATED IN THE HEART OF ADDERBURY WHICH
BENEFITS FROM ALLOCATED PARKING AND RECENTLY
REFITTED KITCHEN AND BATHROOM.**

**Large entrance hall, open plan living
kitchen/dining room, bathroom, two bedrooms,
allocated parking space to front. No onward chain.
Energy rating D.**

£235,000 SHARE OF FREEHOLD



Directions

From Banbury proceed in a southerly direction along the A4260. Continue along this road through Twyford into Adderbury taking a right hand turning into High Street. Follow this road for roughly 1/2 mile as it bears around to the right and becomes Water Lane and then take a left into Round Close Road. From there take the next left into Tanners Lane. Partridge Court can be found immediately on your left hand side.

Situation

ADDERBURY is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities include a primary school, hotel and four public houses offering good food, a cafe, hairdressers, general store/Post Office and a fine 14th Century Parish Church. The village has a good community spirit and offers many clubs ranging from babies and toddlers clubs, Brownies, Scouts, photography, gardening, WI, bowls, golf, cricket, tennis and squash. The village is in the catchment area for The Warriner School at Bloxham.

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:

- * A quiet and peaceful location close to local park and scenic country walks.
- * Communal entrance and stairs, shared with no. 6.
- * Entrance hall with doors to further accommodation.
- * The reception space is open plan creating a living kitchen/dining room. The kitchen is less than 1 year old and has marble effect worktops with integral under counter fridge and washing machine. Integral oven and a four ring gas hob. Space for table and chairs and lounge area. Hard wood flooring. South facing Juliet balcony and a further window to the north creating a bright and airy dual aspect lounge..
- * Inner hall with hard wood flooring, storage cupboard, loft hatch and doors to bedroom accommodation.

* Bedroom one is double in size with window and integral wardrobe.

* Bedroom two with window.

* Bathroom comprising a deep soaking Japanese jacuzzi bath with shower over, wash hand basin and WC. Tiling to floor and walls. South facing window.

* Allocated parking space.

* No onward chain.

Services

All mains services are connected. The gas boiler is located within a cupboard in the kitchen.

Local Authority

Cherwell District Council. Council tax band B.

Energy rating : D

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

Viewing

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

Tenure

Share of freehold. There is a service charge of approximately £72 per month.