

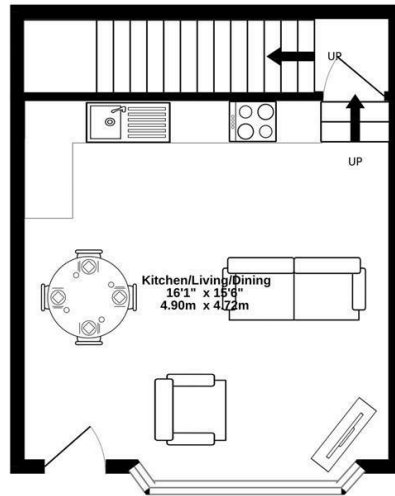
**Agents Note**

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.

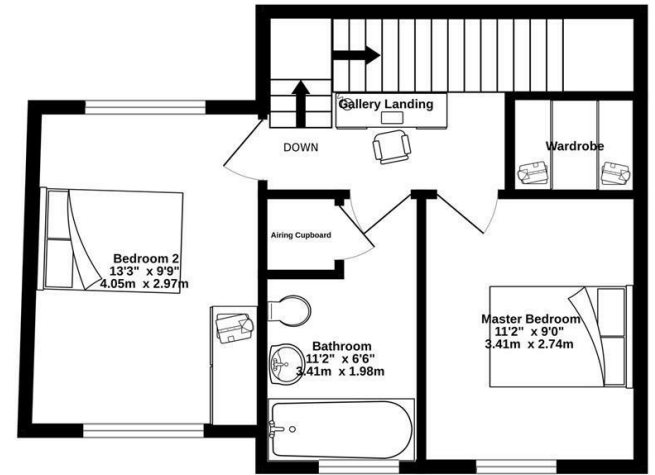
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Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or 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.

Ground Floor  
297 sq.ft. (27.6 sq.m.) approx.



1st Floor  
416 sq.ft. (38.6 sq.m.) approx.



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

TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.



Apartment 1, 47/48 North Bar Street  
Banbury





# Apartment 1, 47/48 North Bar Street, Banbury, Oxfordshire, OX16 0TJ

Approximate distances  
Banbury town centre 0.2 miles  
Banbury railway station 0.5 miles  
Junction 11 (M40 motorway) 1 mile  
Oxford 24 miles  
Stratford upon Avon 22 miles  
Leamington Spa 20 miles  
Chipping Norton 13 miles  
Bicester 14 miles

## PRELIMINARY ANNOUNCEMENT

An exciting new development of ten houses and flats in the town centre combining Georgian splendour and modern convenience in a variety of cleverly designed homes. These conveniently located properties represent opportunities for buyers ranging from those seeking their first purchase to second steppers, downsizers or investors in the first phase of five whilst the second phase of three town houses will suit investors and those looking for larger spaces without the incumbrance and maintenance of a garden. All have a share of freehold, at least one allocated parking space and gas central heating.

Apartment 1 - £250,000 Share of freehold



## Directions

From Banbury Cross proceed in a Northly direction via Horsefair which continues into North Bar Street. The property which will be found set back on the right hand side and can be recognised by our "For Sale" board.

## 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.

\* Apartment one - A spacious duplex with open plan living/dining space and kitchen with built-in appliances, two double bedrooms, large landing/study area and bathroom.  
£250,000 - SHARE OF FREEHOLD

Internal doors: Oak finish  
Bathroom: Anthracite vanity/toilet units with "bone" coloured wall and floor tiles.  
Flooring: Luxury vinyl tiles (Karndean or similar) in a light oak colour through the rest of the plot.  
Kitchen: Dove grey colour shaker with a slim solid oak worktop  
External finish: White painted brickwork, oak window heads, the windows will be anthracite grey, there will be new aluminium guttering and downpipes added. The front doors will be painted to match those on the planning elevations.  
Internal paintwork: White finish throughout.

\* Each property has an allocated parking space accessible via Castle Street and Bolton Road. External lighting. One visitor space with car charger point for the whole block.

## Agents Note

All photos are examples of this development.



## Viewing

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