

**Agents Note**

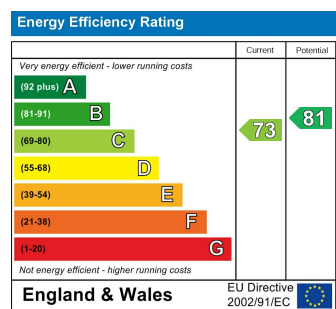
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.



**Total Approx. Floor Area 789 Sq.Ft. (73.30 Sq.M.)**  
 All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk  
 31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



**16 Peoples Place  
 Banbury**



## 16 Peoples Place, Banbury, Oxfordshire, OX16 0FJ

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

### A SPACIOUS GROUND FLOOR TWO BEDROOM APARTMENT IN A SECURE GATED TOWN CENTRE DEVELOPMENT.

Communal hall, entrance hall, open plan living/kitchen/dining space, large main bedroom, small double/large single second bedroom, modern bathroom, secure allocated parking space, no upward chain.

£167,950 LEASEHOLD



#### Directions

From Banbury Cross proceed via Horsefair into North Bar and Peoples Place will be found on the left hand side approaching the crossroads. The gated vehicle access is to be found by turning left at the traffic lights into the Warwick Road (B4100) and take the first on the left.

#### 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:

\* A spacious well presented ground floor two bedroom apartment forming part of this popular gated development in the town centre.

\* The well proportioned accommodation is ideal for modern living with open plan living/kitchen/dining space.

\* There is a large main double bedroom with two windows to the front and a built in double wardrobe.

\* There is also a small double/large single second bedroom with a window to the front.

\* Modern bathroom fitted with a white suite comprising a panelled bath with shower unit over and fully tiled surround, semi recessed wash hand basin and WC, extractor.

\* Communal entrance hall and private hall with double built in storage cupboard. External remote control gates open to the parking area at

the rear where there is a bin store and an allocated numbered parking space fitted with a security bollard.

#### Leasehold information

The property is held on a 125 year lease which commenced on the 11th May 2005. There is an annual ground rent of £50 and service charge for the current year is £1,870.95. The Managing Agents are Brown & Co in Banbury. Telephone 01295 273555.

#### Services

All main services are connected with the exception of gas. There is electric heating.

#### Local Authority

Cherwell District Council. Council tax band B.

#### Energy rating:

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

#### Viewing

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