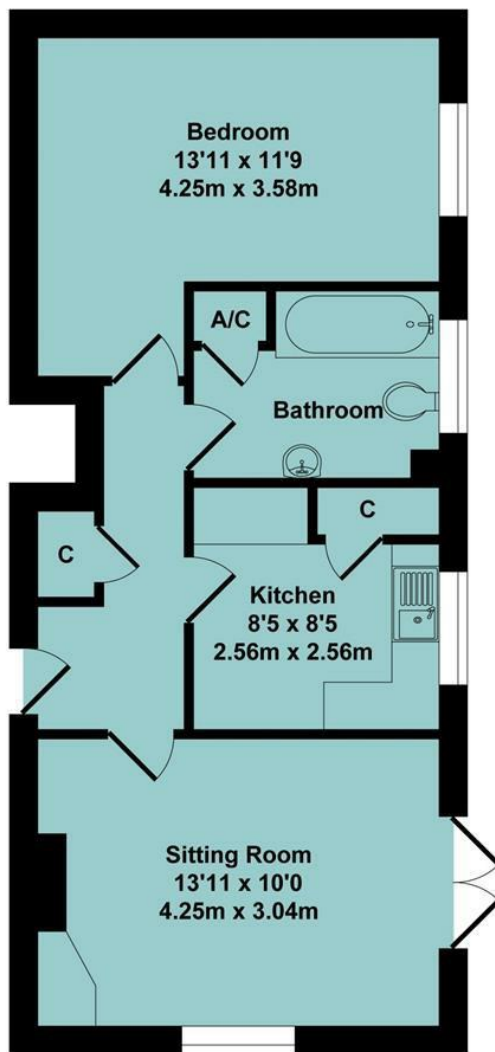


Agents Note

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.

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		65	74
(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	

Total Approx. Floor Area 468 Sq.Ft. (43.50 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.



**Flat 3 Harrowby Court, Harrowby Road
Banbury**



Flat 3 Harrowby Court, Harrowby Road, Banbury, Oxfordshire, OX16 9HG

Approximate distances:

Banbury town centre 0.75 miles
Banbury railway station 1 mile
Oxford 20 miles, Junction 11 (M40) 2 miles
Horton Hospital 0.5 miles
Sainsbury's supermarket 0.3 miles
Banbury to Oxford by rail 17 mins
Banbury to Marylebone by rail 55 mins

A ONE BEDROOM GROUND FLOOR FLAT IN NEED OF UPDATING OFFERED WITH NO ONWARD CHAIN

Communal entrance hall, entrance hall, kitchen,
sitting room, bedroom, bathroom, outside space,
communal parking. Energy rating D.

£120,000 LEASEHOLD



Directions

From Banbury town centre proceed in a southerly direction along the Oxford Road (A4260). Having passed Sainsbury's on the left take the next turning on the right into Grange Road and continue until Timms Road is found on the left. Turn here and after a short distance take the second turning on the right into Harrowby Road. Harrowby Court will be found 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 one bedroom ground floor flat in need of updating/modernisation.

* Communal parking.

* Offered with no onward chain.

* Communal entrance hall with access to storage cupboard.

* Sitting room with window to side, electric fire, patio doors to outside space.

* Kitchen with wall and base mounted units, pantry, gas fired boiler located on wall.

* Double bedroom with space for wardrobes.

* Bathroom comprising bath, WC, wash hand basin, window, access to airing cupboard.

* Pebbled outside space.

* Communal parking area.

* The property is leasehold which commenced on 25th December 1981 for 99 years however upon completion the lease will be extended.

Services

All mains services are connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band A.

Viewing

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

EPC

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