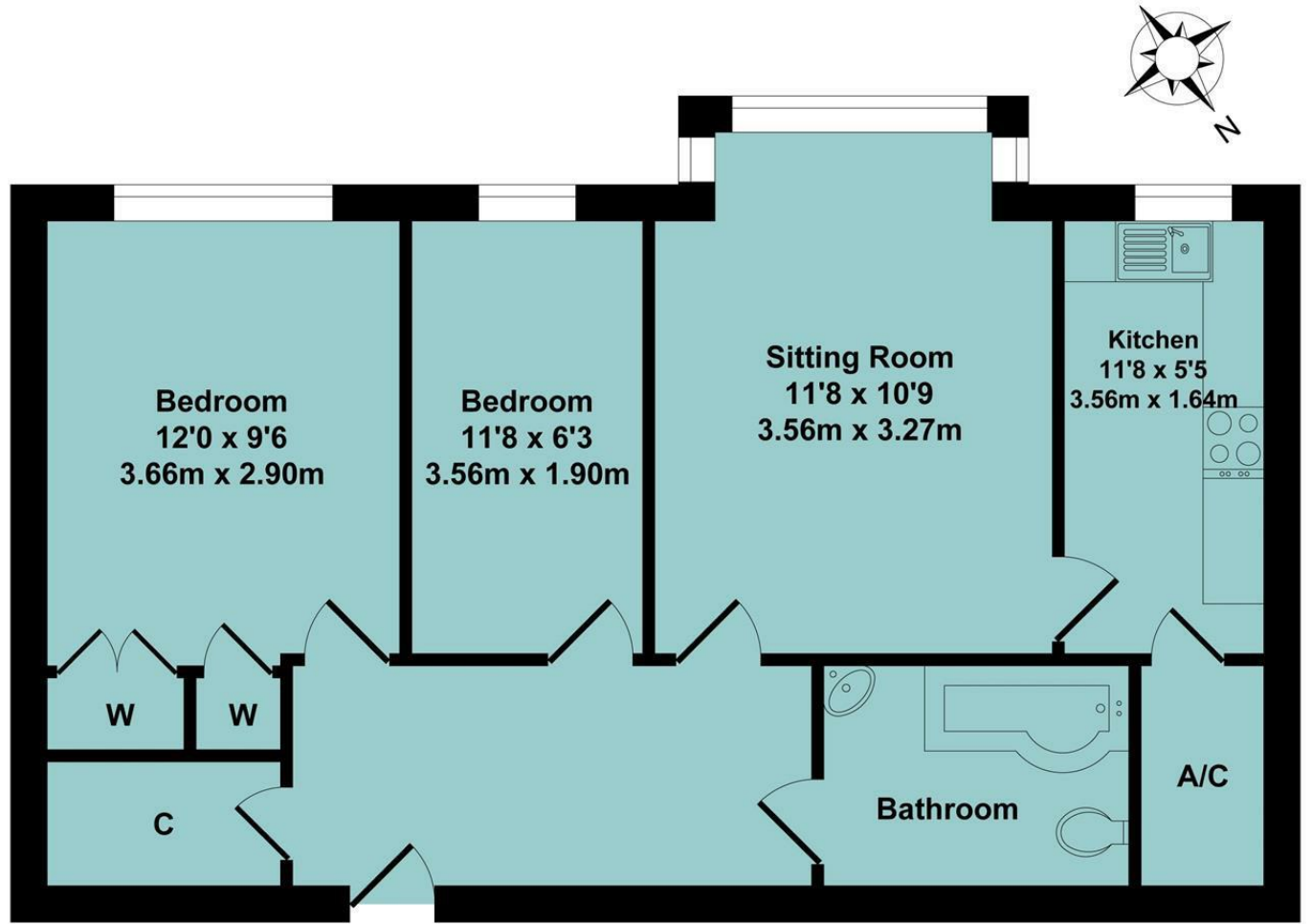


**Agents Note**

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		84	86
(69-80) C			
(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 607 Sq.Ft. (56.40 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.



33 Guardian Court Duke Street  
Banbury



# 33 Guardian Court Duke Street, Banbury, Oxfordshire, OX16 4NL

## Approximate distances

Banbury town centre 0.75 miles

Banbury railway station 0.5 miles

Junction 11 (M40 motorway) 1.5 miles

Oxford 22 miles

Stratford upon Avon 20 miles

Leamington Spa 19 miles

Banbury to Marylebone by rail approx. 55 mins

Banbury to Oxford by rail approx. 17 mins

Banbury to Birmingham by rail approx. 50 mins

## A FIRST FLOOR TWO BEDROOM RETIREMENT APARTMENT LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND RAILWAY STATION

Communal hall, lift, private entrance hall, lounge,  
kitchen, two bedrooms, bathroom, communal  
lounge, laundry, guest suite, communal gardens,  
car park. Energy rating B.

£125,000 LEASEHOLD



### Directions

From Banbury town centre proceed in an Easterly direction along Bridge Street into the Middleton Road. Turn right before the mini roundabout into Duke Street bear left and follow the road into Guardian Court.

### 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:

33 Guarding Court is a first floor two bedroom retirement apartment in a very friendly and popular block on the eastern side of town within walking distance of the town centre, railway station and local shops and amenities. Within Guardian Court the communal facilities include a lift, large well used communal lounge and kitchenette, laundry, lovely well tended gardens to the rear and parking to the front.

- \* Well proportioned two bedroom retirement apartment.
- \* Private entrance hall with access to spacious storage cupboard.

- \* Light and airy lounge with window.

- \* Kitchen comprising cream wall and base mounted units, integrated oven and hob, integrated fridge with small freezer compartment, access to airing cupboard.

- \* The master bedroom is a double with built-in wardrobes.

- \* The second bedroom is currently being used as a dining room however could also be used as an office space.

- \* Bathroom comprising bath, WC, wash hand basin, heated towel rail and extractor fan.

- \* Communal parking to front.

- \* Communal gardens.

### Services

All mains services are connected with the exception of gas.

### Tenure

The property is held on a 99 year lease which commenced in 1990. Service charge £190.52 per month. No ground rent.

### Local Authority

Cherwell District Council. Council tax band C.

### Viewing

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

### Energy rating: B

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