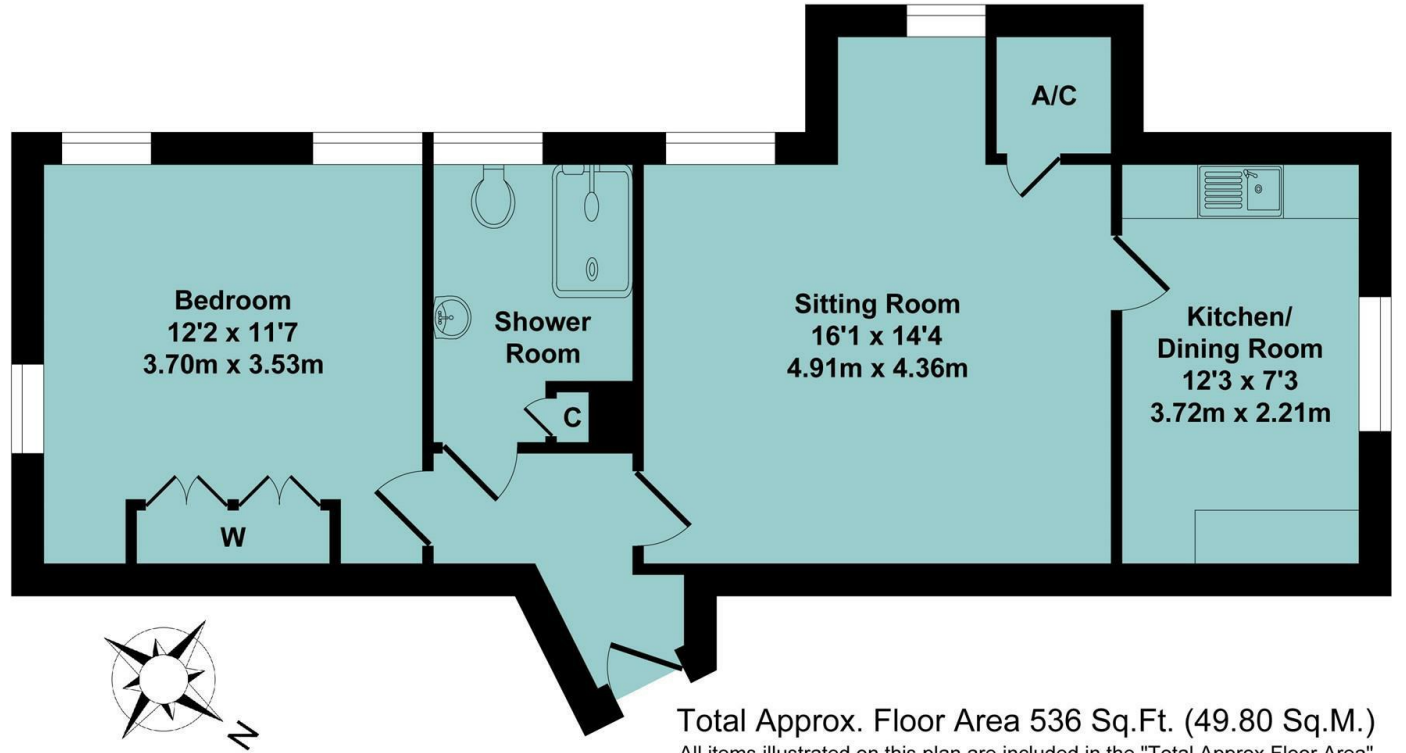


Agents Note

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.



Total Approx. Floor Area 536 Sq.Ft. (49.80 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E		40	
(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.



Flat 33 Fircroft
Banbury



Flat 33 Fircroft, Banbury, Oxfordshire, OX16 9XT

Approximate distances

Banbury town centre 0.2 miles
Banbury railway station 0.75 miles
Junction 11 (M40 motorway) 1.5 miles
Oxford 22 miles
Stratford upon Avon 19 miles
Leamington spa 18 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

AN AGE RESTRICTED FIRST FLOOR APARTMENT WITH LOVELY VIEWS CLOSE TO SHOPPING, HOSPITAL, RAILWAY STATION AND DOCTOR'S SURGERY

Communal entrance hall, entrance hall, sitting room, kitchen, bedroom, bathroom. Energy rating E.

£109,950 SHARE OF FREEHOLD



Directions

From Banbury Cross proceed in a Southerly direction toward Oxford (A4260). Having passed The Horton Hospital turn left at the traffic lights into Hightown Road and after approximately a ¼ of a mile Fircroft will be found on the right 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.

Leasehold

Share of freehold. 999 year lease which commenced in 2006. Service charge £149 per month.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

EPC

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

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:

- * Communal entrance hall with intercom system.
- * Private entrance hall with intercom.
- * Spacious sitting room with two windows an access to airing cupboard.
- * Kitchen has a range of wall and base mounted units, washing machine, fridge freezer, oven, window with secondary glazing.
- * Double bedroom with built-in wardrobe, windows to two aspects.
- * Bathroom comprising WC, wash basin, shower cubicle, storage cupboard, heated towel rail, window.
- * Communal gardens and parking.

Services

All mains services are connected with the exception of gas.

* There is an age restriction of 55 years and over.

