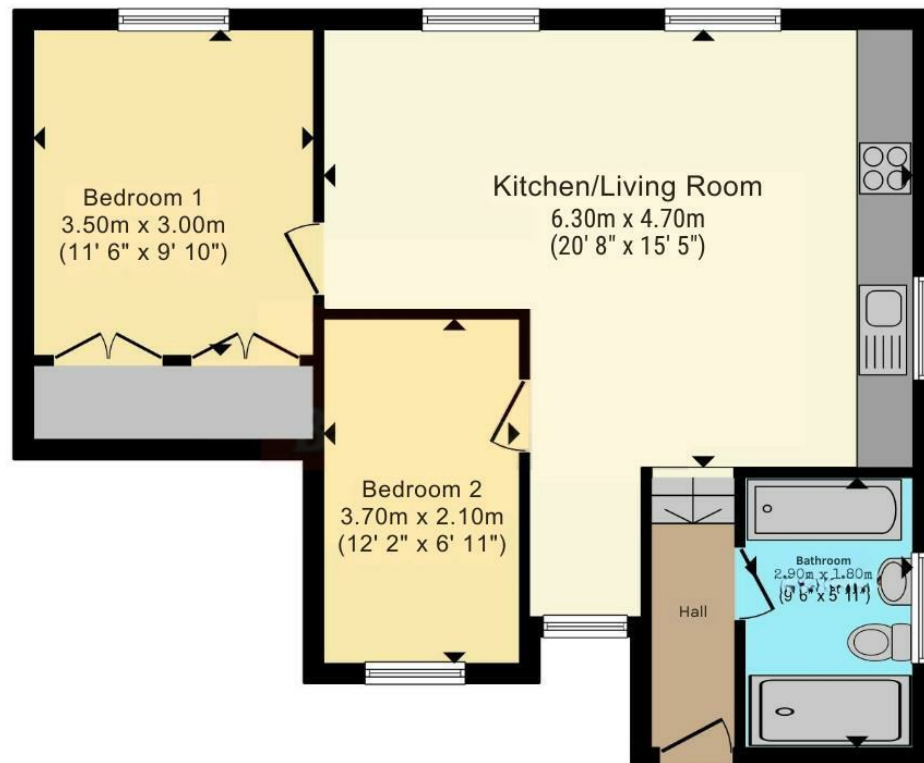


Agents Note

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 floor area 58.3 sq.m. (628 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	

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.



Flat 5 Holbeche House 48 South Bar Street
Banbury



Flat 5 Holbeche House 48 South Bar Street, Banbury, Oxfordshire, OX16 9AB

Approximate distances
Banbury Cross 0.2 miles
Banbury railway station 0.8 Miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 21 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx 55 mins
Banbury to Birmingham by rail approx 50 mins
Banbury to Oxford by rail approx 17 mins

A SUPERB TWO BEDROOM TOP FLOOR APARTMENT IN A RECENTLY CONVERTED GRADE II LISTED BUILDING LOCATED IN A PROMINENT TOWN CENTRE LOCATION

Communal entrance hall, entrance hall, open plan living kitchen area, two bedrooms, bathroom, allocated parking space. Energy rating C.

Offers in excess of £235,000 FREEHOLD



Directions

Entrance into the building is gained at the rear of the property and is best approached by turning into West Bar Street. Upon entering West Bar Street, after a short distance on the left hand side is a turning before the Veterinary Practice and Driving Test Centre alongside car parking for Spratt Endicott Solicitors. Continue straight ahead, passing the car park on the left, until reaching a set of double wooden gates on the left. Allocated parking is numbered through these gates.

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.

The Property

FLAT 5 HOLBECH HOUSE, 48 SOUTH BAR STREET, is an impressive two bedroom apartment that forms part of a 2018 renovation of a Grade II Listed building. The renovation was tastefully finished, retaining as many original features as possible, including period décor and high ceilings. The apartment itself is very well presented, light and airy, and finished to a superb level with quality throughout. Though a Grade II Listed building, the apartment is modern in design with there being an open plan living/kitchen area being the hub of the accommodation. There are two bedrooms, a bathroom, an external communal area as well as communal parking. Those requiring access to the town centre and railway station will be hard pushed to find a better property for those needs.

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:

- * Walking distance to town centre and railway station.

- * Communal entrance hall with private mail box for each apartment.

- * Entrance with steps up to open plan living/kitchen area with ample space for furniture. The kitchen comprises of wood worktops, base and wall mounted units, integrated oven with hob, integrated fridge freezer and washing machine, gas fired boiler located in cupboard, two windows to front and skylight allowing in lots of light, exposed wood beams.

- * Two double bedrooms one of which benefits from built-in wardrobes and exposed wood beams.

- * Modern bathroom comprising of tiled floor, bath, shower cubicle, WC, skylight.

- * Externally to the rear of the property there is a communal garden with patio area, decorative gravelled area, raised borders and small astroturf area.

- * Communal resident car park with one allocated parking numbered space.

Tenure

The property has a 125 year lease which commenced in 2018. Service charge £2400 per annum. Ground rent £215 per annum.

Services

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

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: C

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