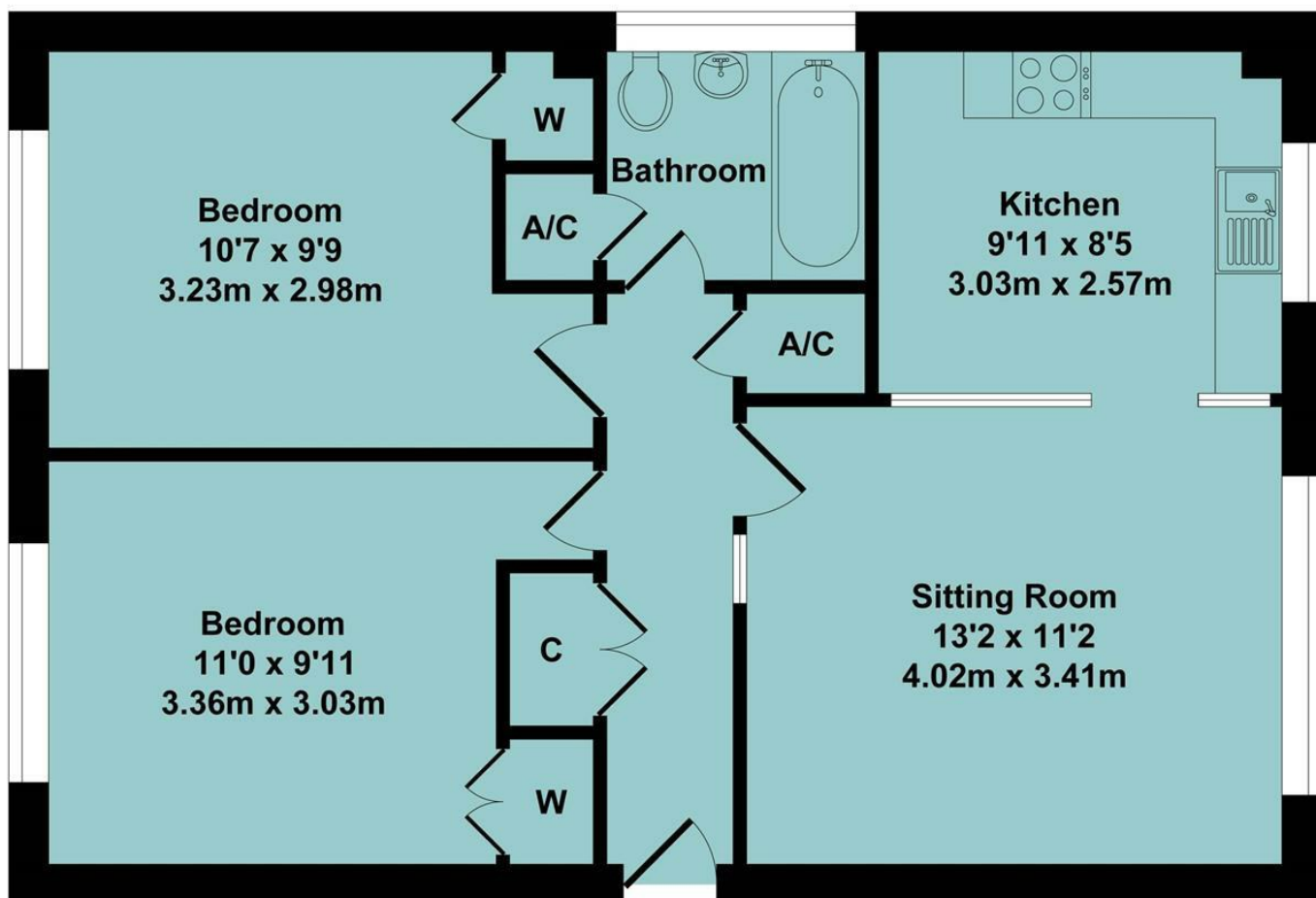


Agents Note

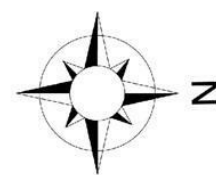
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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 609 Sq.Ft. (56.60 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		74	75
(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	

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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.



35 Old Parr Close
Banbury



35 Old Parr Close, Banbury, Oxfordshire, OX16 5HY

Approximate distances

Banbury town centre 0.2 miles
Banbury railway station 0.6 miles
Junction 11 (M40 motorway) 2 miles
Oxford 20 miles
Stratford upon Avon 19 miles
Banbury to London Marylebone 55 mins by rail
Banbury to Oxford approx. 17 minutes by rail

A FIRST FLOOR FLAT IN NEED OF UPDATING WITH TWO DOUBLE BEDROOMS IDEALLY LOCATED FOR TOWN CENTRE AND RAILWAY STATION

Communal entrance hall, entrance hall, lounge, kitchen, two double bedrooms, bathroom, communal parking. Energy rating C

£155,000 LEASEHOLD



Directions

From Banbury town centre proceed via George Street into Broad Street and follow the road into Newland Road. Continue up the hill and Old Parr Close will be found as the fourth turning on the left the building can be found immediately 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.

- * No onward chain.
- * Walking distance to town centre.
- * Walking distance to railway station.
- * In need of updating.
- * Entrance hall with access to storage cupboard.
- * Lounge with large window to front allowing in lots of light. Door leading into the kitchen.
- * Kitchen comprises of wall and base mounted units. Integrated oven and hob, space and plumbing for fridge freezer and washing machine.
- * The master bedroom is a double and benefits from a built in cupboard.
- * The second bedroom is also a double and also benefits from a built in cupboard.
- * Bathroom comprising bath with shower over, WC, wash hand basin, heated towel rail, window and door into airing cupboard.
- * Allocated parking.

Tenure

The property is held on a 189 year lease which commenced on 25.03.74. The annual service charge is £1,200.

Local Authority

Cherwell District Council. Council tax band B.

Services

All mains services are connected.

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.