

Agents Note

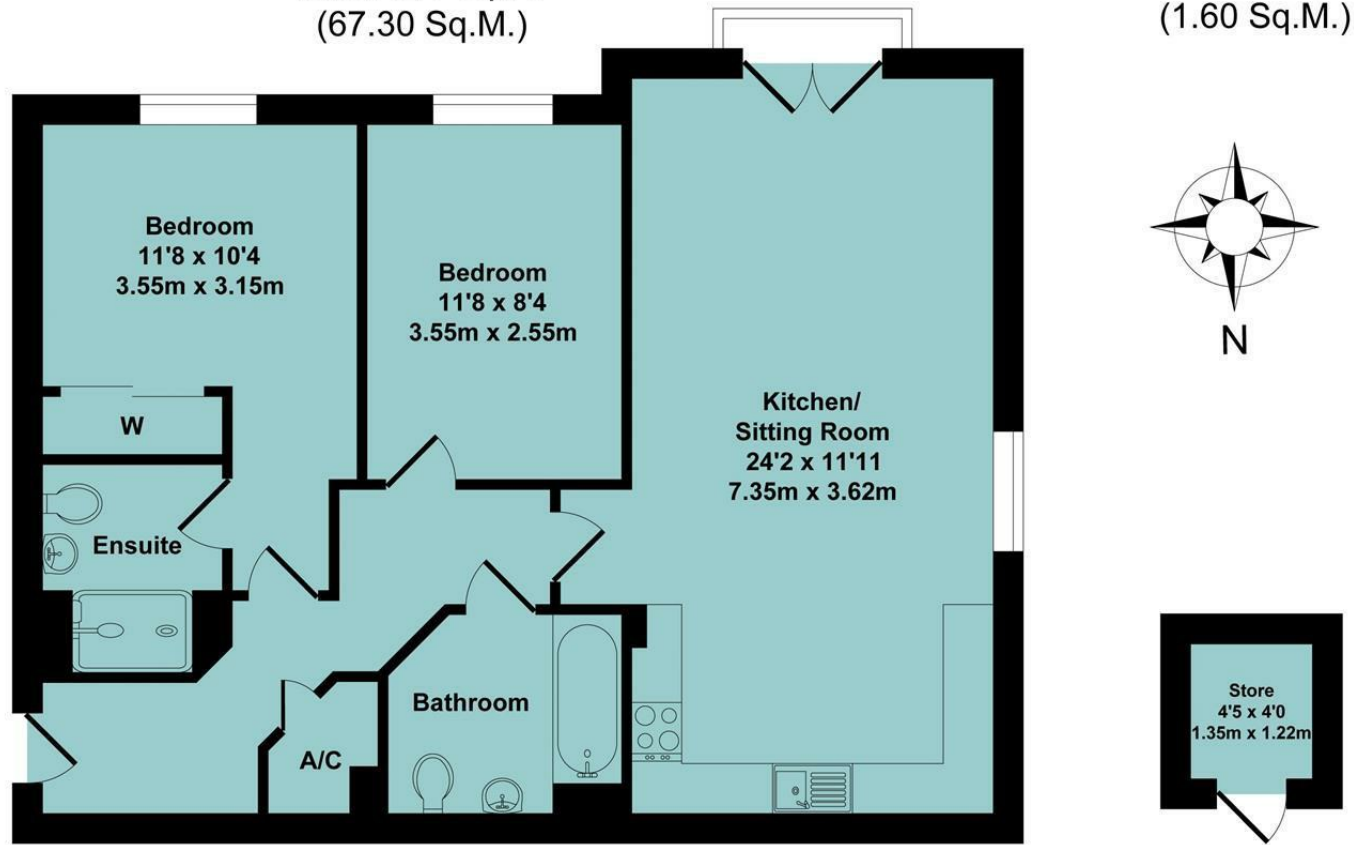
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

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Ground Floor
Approx. Floor
Area 724 Sq.Ft.
(67.30 Sq.M.)

Store
Approx. Floor
Area 17 Sq.Ft.
(1.60 Sq.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	81
EU Directive 2002/91/EC			

Total Approx. Floor Area 741 Sq.Ft. (68.90 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.



23 Janet Blunt House, Greenhill
Twyford



23 Janet Blunt House, Greenhill, Twyford, Oxfordshire, OX17 3FL

Approximate distances

Banbury town centre 3 miles

Horton Hospital 2 miles

Sainsbury's superstore 1.5 miles

Junction 11 (M40 motorway) 5 miles

Oxford 19 miles

Stratford upon Avon 23 miles

Leamington Spa 22 miles

Banbury to London Marylebone by rail approx. 55 mins

Banbury to Oxford by rail approx. 19 mins

Banbury to Birmingham by rail approx. 55 mins

A WELL PRESENTED TOP FLOOR TWO BEDROOM APARTMENT WITH ENSUITE AND JULIETTE BALCONY OVERLOOKING GARDENS, LOCATED ON THE EDGE OF A SOUGHT AFTER VILLAGE

Communal entrance hall, lift, hallway, open plan lounge/kitchen, master bedroom with ensuite, second bedroom, bathroom, storage cupboard, parking. Energy rating C.

£218,000 LEASEHOLD



Directions

From Banbury proceed in a Southerly direction toward Oxford (A4260). On entering Twyford (Adderbury) continue for a short distance and turn right into Greenhill. Continue to the car park at the end of the road and park in the central visitors unmarked spaces. Follow the path and enter the building right in front of you and the apartment will be found on the top floor.

Situation

TWYFORD forms part of the larger village of Adderbury where there are many amenities including shop, post office, butchers shop, hairdressers, public houses, tennis club, parish church and bus service. There is also a primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.

The Property

23 JANET BLUNT HOUSE is a top floor apartment with high ceilings and a Juliette balcony. This desirable apartment is conveniently located on the northern edge of the village with easy access to Banbury and the amenities therein. It stands in exceptionally large well tended communal gardens. There are two bedrooms, one of which has an ensuite as well as an open plan lounge/kitchen. There is one allocated parking space and several additional visitors spaces.

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:

* Entrance hall with access to airing cupboard, intercom system connecting to the main door.

* Open plan lounge/kitchen area with Juliette balcony overlooking well tended gardens. The kitchen comprises of base units with worktop over, integrated fridge freezer, washing machine, oven, four ring gas hob, tiled floor, access to storage cupboard, gas fired boiler located in one of the wall cabinets.

* The master bedroom is a double with high ceilings and window to rear. Ensuite comprising WC, wash hand basin, shower cubicle, heated towel rail, tiled floor.

* The second bedroom has a window to rear and would be ideal to use as a home office.

* Bathroom comprising bath, WC, wash hand basin, heated towel rail.

* uPVC double glazing and gas central heating via radiators.

* Large communal gardens with well tended lawns, beds and borders. Large ornamental pond, mature trees and far reaching views to the south and west with direct access to country walks.

* Allocated parking space.

Tenure

The property is held on a 125 year lease which commenced in 2009. The service charge is approximately £1,600 per annum and the ground rent is approximately £300 per annum.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Council tax band C.

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.