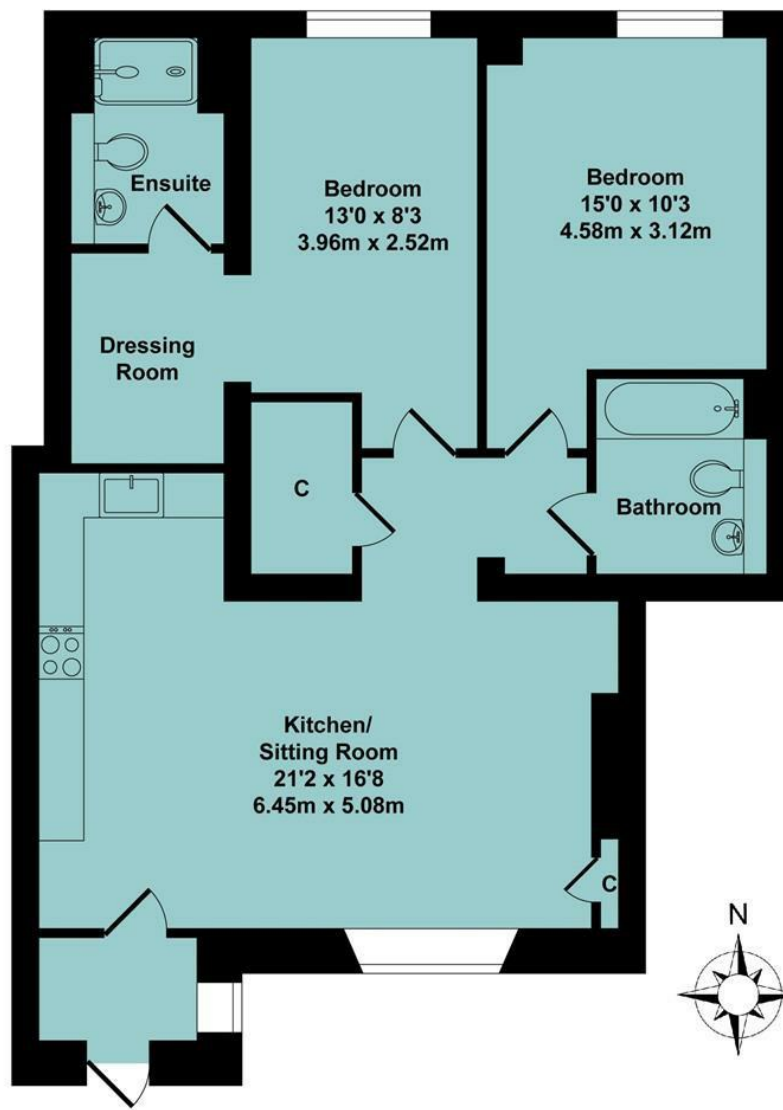


Agents Note

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 801 Sq.Ft. (74.40 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		79	79
(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 15 The Courts, Warwick Road
Banbury



Flat 15 The Courts, Warwick Road, Banbury, Oxfordshire, OX16 2FA

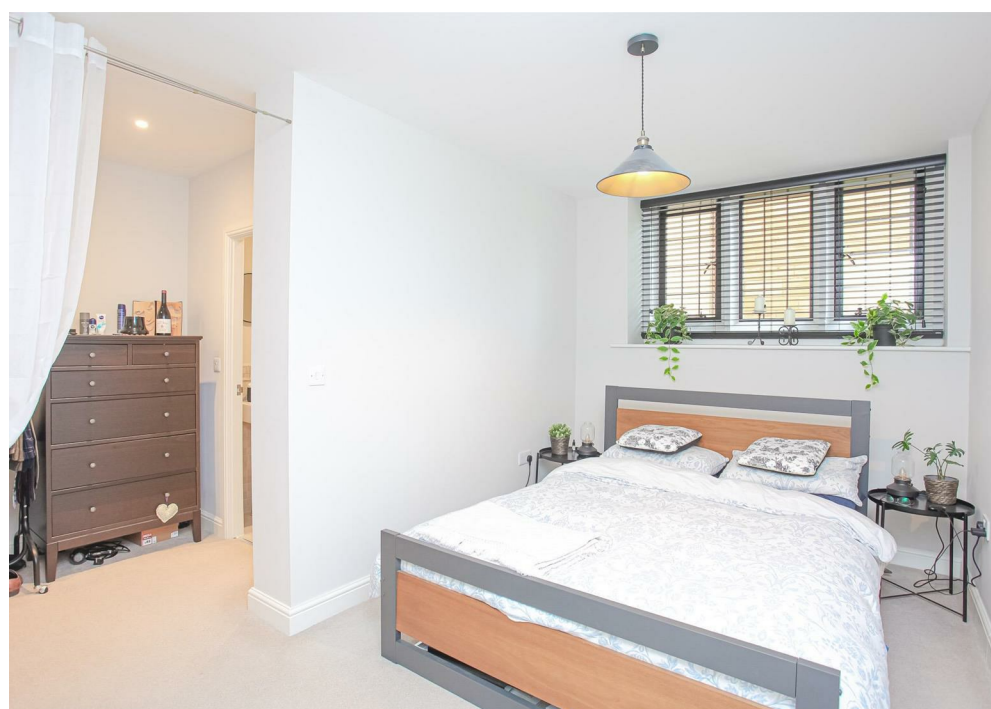
Approximate distances

Banbury town centre 0.1 miles
Banbury railway station 0.25 Miles
Oxford 20 miles
Leamington Spa 18 miles
Stratford upon Avon 19 miles
Banbury to London Marylebone by rail 55 mins approx.
Banbury to Oxford by rail 17 mins approx.
Banbury to Birmingham by rail 50 mins approx.

A MODERN TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE DOOR AND PORCH IDEALLY LOCATED CLOSE TO THE TOWN CENTRE AND WITHIN WALKING DISTANCE OF THE RAILWAY STATION

Private entrance, entrance hall, open plan living kitchen dining area, two double bedrooms, one en-suite, bathroom, parking. Energy rating C.

£289,000 SHARE OF FREEHOLD



Directions

From Banbury Cross proceed in a northerly direction along Horse Fair into North Bar and at the traffic lights turn left into Warwick Road. The Courts will be seen after a short distance 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.

The Property

Flat 15 The Courts forms part of a select block of only 23 apartments which were converted just over a year ago by Talbot Homes. Dating back to 1935, The Old Magistrate's Courts is one of the most recognisable buildings in Banbury steeped in history with stories to tell. Ideally located in the town centre, the apartment is only a short walk away from the station and the recently built 10 screen cinema 'The Light' which also has bowling, crazy golf and a range of bars and restaurants. The apartment itself benefits from its own private entrance door, open plan living kitchen dining area with modern fittings, two double bedrooms, an en-suite and a further bathroom.

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:

- * Accessed via a private entrance door leading to a small hallway.
- * Spacious open plan living kitchen dining area ideal for modern day living with herringbone flooring throughout. Modern kitchen with charcoal matt units and marble effect worktops, integrated appliances include oven and hob, fridge and freezer, dishwasher and washing machine. Ample space for table and chairs, cupboard housing boiler, further spacious storage cupboard.
- * Spacious master bedroom with dressing area for wardrobes.
- * Modern en-suite with Porcelanosa tiled floor, shower cubicle, WC, wash hand basin and extractor fan.

* The second bedroom is also a double.

* Bathroom comprising of bath with rainfall style shower WC, wash hand basin, heated towel rail, Porcelanosa floor tiles.

* Parking space located directly outside the sitting room window.

* Communal garden accessed via the main building.

Tenure

There is a 999 year lease which commenced in 2022. The monthly service charge is approximately £76. Each apartment owns a share of the freehold.

Services

All mains services are connected. The gas fired boiler is located in a cupboard in the sitting room.

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.