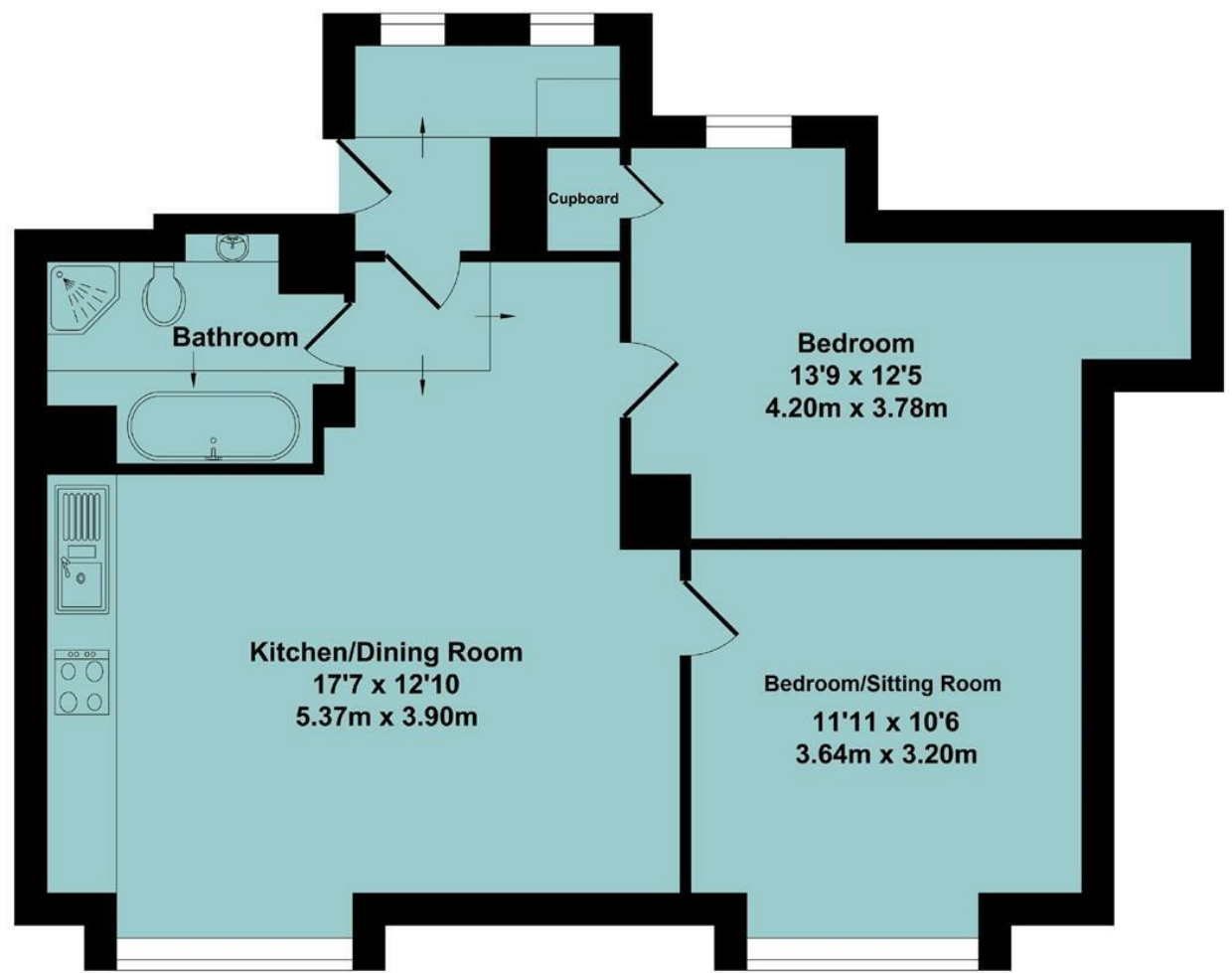


Agents Note

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.



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	



Total Approx. Floor Area 740 Sq.Ft. (68.71 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.



**Flat 3, Holbeche House, 48 South Bar Street
Banbury**



Flat 3, 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 BEDROOMED APARTMENT IN A RECENTLY CONVERTED GRADE II LISTED BUILDING LOCATED IN A PROMINENT TOWN CENTRE LOCATION.

Communal entrance hall, private entrance lobby, utility area, open plan family dining/kitchen area, two double bedrooms, bathroom, communal outdoor area, allocated parking space, gas central heating. Energy rating C.

£250,000



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 3, 48 SOUTH BAR STREET is a most 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 decor, large feature sash windows and high ceilings. The apartment itself is immaculately presented and finished to a superb level with quality throughout. Though a Grade II Listed building, the apartment is modern in design with there being a large open plan family dining/kitchen area being the hub of the accommodation. There are two double bedrooms, family bathroom and external communal area as well as communal parking.

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:

- * A renovated Grade II Listed building.
- * Immaculately presented two bedroom apartment.
- * Walking distance to town centre and railway station.
- * Communal entrance hall with private mailbox for each apartment.
- * Entrance lobby with small staircase rising to the left to the front door.
- * Entrance into entrance lobby within the property, wall mounted radiator, oak flooring, wall mounted video secure entry system, LED spotlights, step down to the utility area.
- * Utility area having wall mounted combination boiler, plumbing for washing machine, two double glazed windows to the rear aspect.
- * Bathroom having stone tiled flooring, vanity wash basin, decorative Victorian style wall panelling, WC, large free standing bath with mixer tap over, chrome heated towel rail, LED spotlights,

corner shower cubicle with subway tiled splashbacks and dual headed shower.

* Bedroom one is a good sized double with high ceilings, LED spotlights, double glazed window to rear, storage cupboard.

* Bedroom two is also a double with large feature sash windows fitted with bespoke wooden shutters. This room is currently used as a sitting room by the current owners.

* Main family area currently having oak flooring throughout, reading corner, space for dining table and chairs, open plan to the kitchen. This room also has a large original feature sash window with bespoke wooden shutters fitted 2018.

* Modern shaker style kitchen with a range of base and eye level units with granite worktops over and cupboards and soft close drawers under, brushed chrome effect handles, integrated appliances including fridge and freezer, electric oven and four ring induction hob, extractor hood over, subway tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap over and drainer. Surrounding the kitchen there is an attractive oak decorative border also acting as above unit shelving. This room is open plan with LED spotlights.

* 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 numbered parking space.

Tenure

The property is held on a 125 year lease which commenced in 2018. Service charge £tbc per annum. Ground rent £250 per annum until 2027.

Services

All mains services are connected.

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.