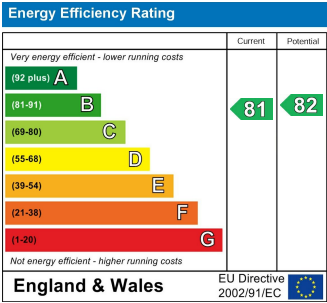
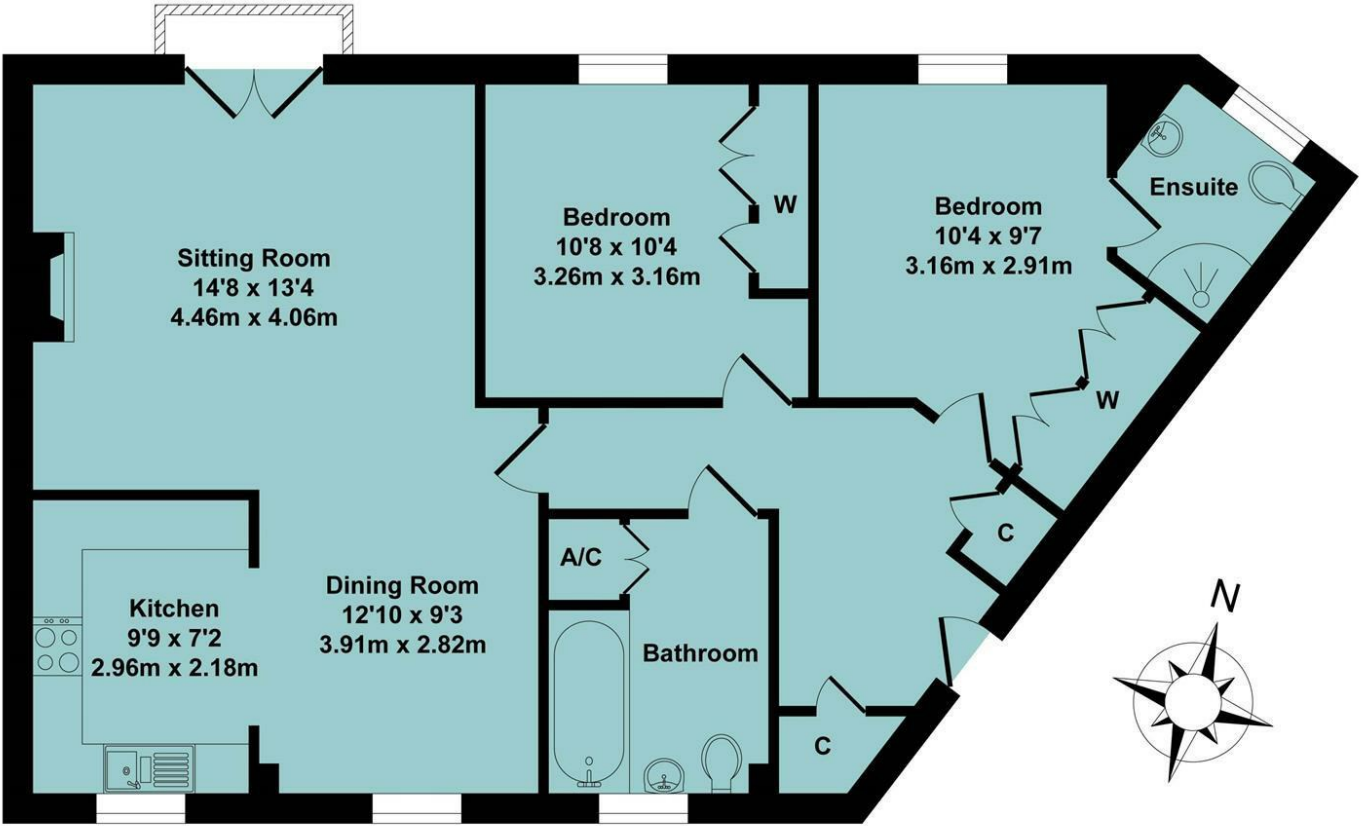


Agents Note

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 834 Sq.Ft. (77.50 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.



77 Sir Henry Jake Close  
Banbury





77 Sir Henry Jake Close, Banbury,  
Oxfordshire, OX16 1EY

Approximate distances  
Banbury town centre 1.5 miles  
Banbury railway station 2 miles  
Junction 11 (M40 motorway) 1.75 miles  
Oxford 24 miles  
Stratford upon Avon 19 miles  
Leamington Spa 18 miles  
Banbury to Marylebone by rail approx. 55 mins  
Banbury to Oxford by rail approx. 17 mins  
Banbury to Birmingham by rail approx. 50 mins

**OFFERED TO THE MARKET CHAIN FREE IS THIS MODERN AND SPACIOUS FIRST FLOOR PURPOSE BUILT FLAT WITH GATED ENTRANCE BENEFITTING FROM TWO DOUBLE BEDROOMS, OPEN PLAN LIVING AND AN ENSUITE TO THE MASTER BEDROOM**

**Entrance hall, open plan living/dining/kitchen area, two bedrooms, ensuite to the master bedroom, family bathroom, one allocated parking space. Energy rating B.**

**£197,500 LEASEHOLD**



**Directions**

From Banbury Cross proceed in a northerly direction (A423). After Tesco's superstore continue to the roundabout and turn left into Duke's Meadow Drive. Take the first turning left into Lapsley Drive and the first right into Sir Henry Jake Close. Take the next right hand turning and follow the road around to the left where the block of apartments will be found in front of you on the right hand side approached from the rear.

**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.

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 doors to bedrooms, bathroom and living/kitchen/dining area, two storage cupboards.
- \* Large double master bedroom with two double built-in wardrobes and window to front.
- \* Ensuite fitted with a white suite comprising shower cubicle, WC and wash hand basin, window to front.
- \* Bathroom fitted with a white suite comprising bath, WC and wash hand basin, window to rear, airing cupboard with storage.
- \* Bedroom two is also a double with built-in double wardrobe and window to front.

\* Large open plan living accommodation. Sitting room with ornamental fireplace and double doors opening to a Juliette balcony. Dining area with plenty of space for table and chairs, window to rear and a large opening to the kitchen.

\* Kitchen fitted with a range of base and eye level units with neutral coloured worktop, inset sink, integrated oven with four ring gas hob and extractor over, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, window to rear.

\* Gated access via a key fob where there is one allocated parking space.

**Tenure**

Leasehold property. Ground rent £201.90 per annum. Service charge £2,495 per annum. 999 year lease from 2005.

**Services**

**Local Authority**

Cherwell District Council. Council tax band C.

**Viewing**

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

**Energy Rating: B**

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

