



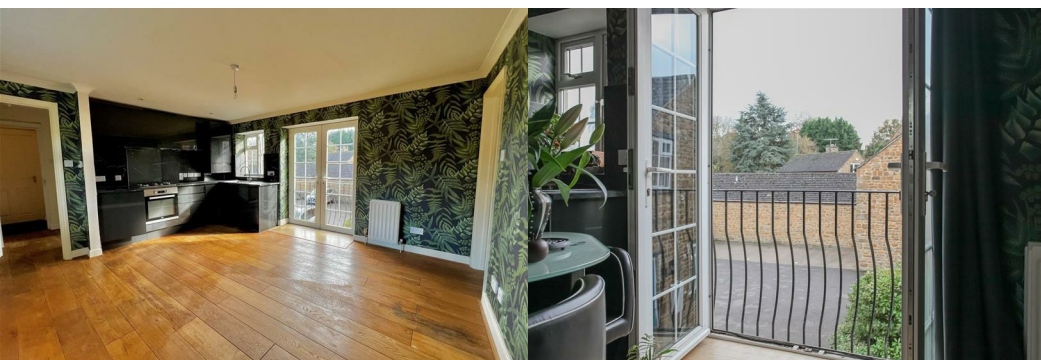
7 Partridge Court, Round Close Road

Adderbury

A STYLISH TWO BEDROOM FIRST FLOOR APARTMENT LOCATED IN THE HEART OF ADDERBURY WHICH BENEFITS FROM ALLOCATED PARKING AND RECENTLY REFITTED KITCHEN AND BATHROOM.

Large entrance hall, open plan living kitchen/dining room, bathroom, two bedrooms, allocated parking space to front. No onward chain. Energy rating D.

£225,000 SHARE OF FREEHOLD



Situation

ADDERBURY is a particularly sought after and attractive village, situated in the North Oxfordshire countryside. Amenities include a primary school, hotel and four public houses offering good food, a cafe, hairdressers, general store/Post Office and a fine 14th Century Parish Church. The village has a good community spirit and offers many clubs ranging from babies and toddlers clubs, Brownies, Scouts, photography, gardening, WI, bowls, golf, cricket, tennis and squash. The village is in the catchment area for The Warriner School at Bloxham.

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 quiet and peaceful location close to local park and scenic country walks.
- * Communal entrance and stairs, shared with no. 6.
- * Entrance hall with doors to further accommodation.
- * The reception space is open plan creating a living kitchen/dining room. The kitchen is less than 1 year old and has marble effect worktops with integral under counter fridge and washing machine. Integral oven and a four ring gas hob. Space for table and chairs and lounge area. Hard wood flooring. South facing Juliet balcony and a further window to the north creating a bright and airy dual aspect lounge..
- * Inner hall with hard wood flooring, storage cupboard, loft hatch and doors to bedroom accommodation.
- * Bedroom one is double in size with window and integral wardrobe.
- * Bedroom two with window.
- * Bathroom comprising a deep soaking Japanese jacuzzi bath with shower over, wash hand basin and WC. Tiling to floor and walls. South facing window.
- * Allocated parking space.
- * No onward chain.

Services

All mains services are connected. The gas boiler is located within a cupboard in the kitchen.

Local Authority

Cherwell District Council. Council tax band B.

Energy rating : D

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

Viewing

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

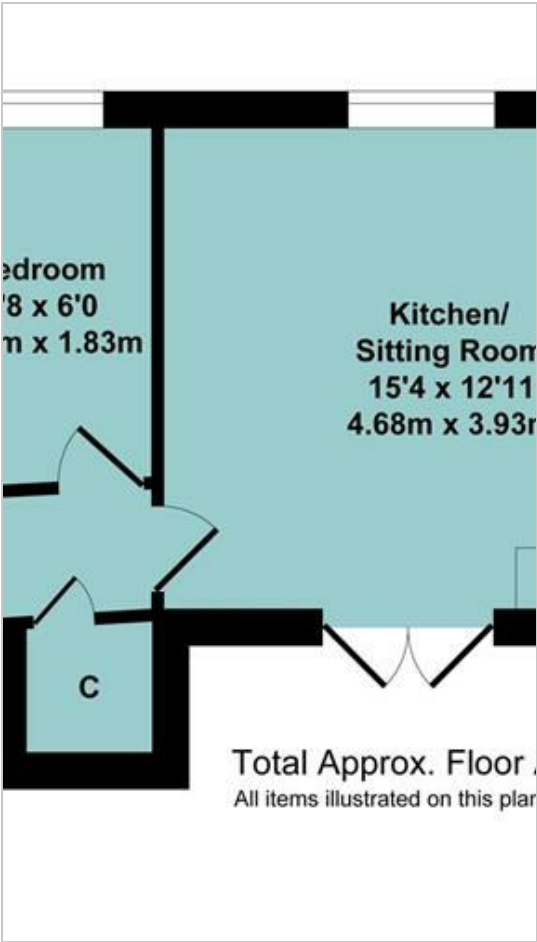
Tenure

This property is share of freehold. Share of freehold means that the freehold is collectively owned by the leaseholders, who each also own their leasehold property. This gives them more control over the management and maintenance of the property. The management company is a local well established company based in Banbury. There is a service charge of approximately £72 per month. There is no ground rent.

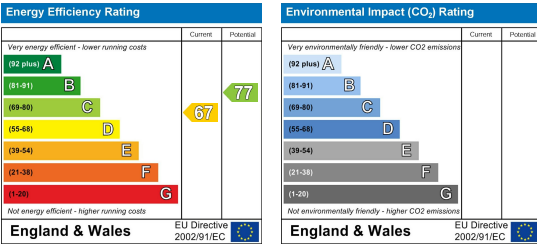
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.