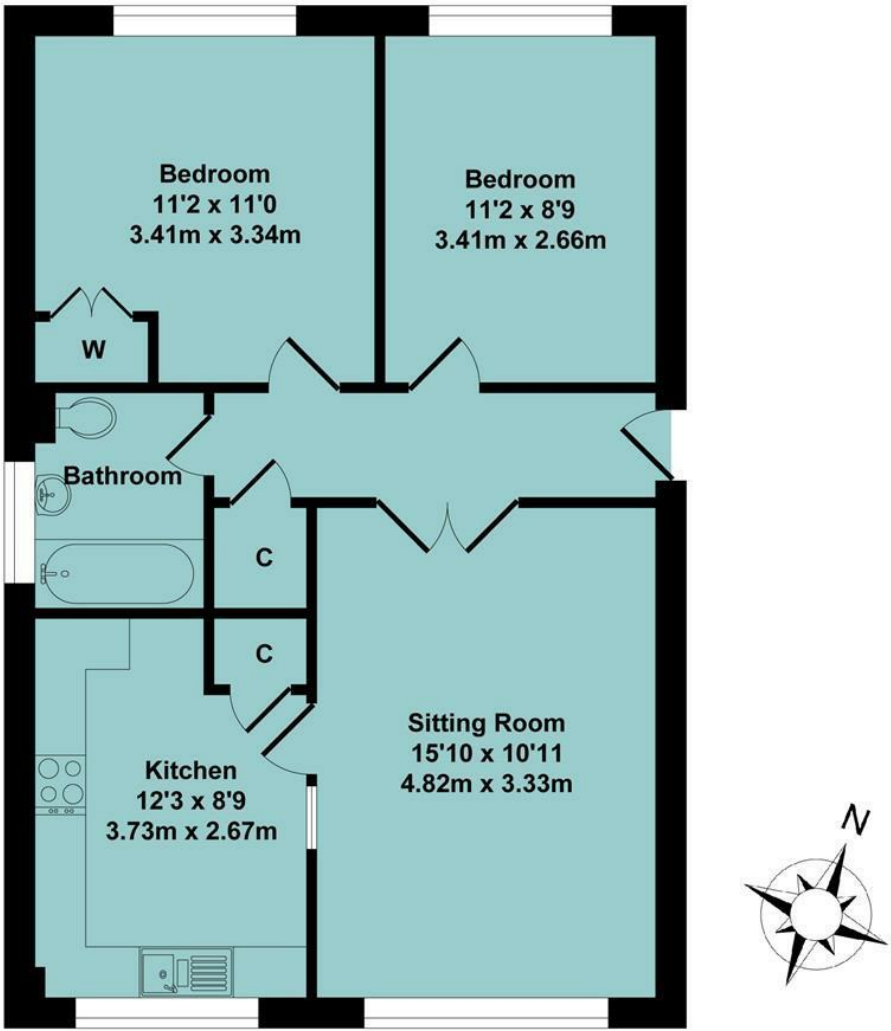
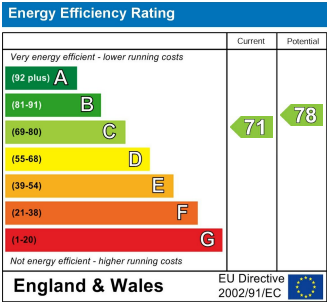


Agents Note

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 621 Sq.Ft. (57.70 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 21 Greenhill Court, Windmill Close
Banbury



Flat 21 Greenhill Court, Windmill Close,
Banbury, Oxfordshire, OX16 9DE

Approximate distances
Banbury town centre 0.75 miles
Banbury railway station (rear access) 0.75 miles
Horton Hospital Banbury 0.3 miles
Junction 11 (M40) 1.75 miles
Oxford 19 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 TWO DOUBLE BEDROOM TOP FLOOR FLAT LOCATED
CLOSE TO THE RAILWAY STATION, SUPERMARKETS,
TOWN CENTRE AND HOSPITAL

Communal entrance hall, private entrance hall,
sitting room, kitchen, two bedrooms, bathroom.
Energy rating C.

£165,000 SHARE OF FREEHOLD



Directions

From Banbury Cross proceed in a Southerly direction toward Oxford (A4260). Immediately after The Horton Hospital turn left into Hightown Road and after approximately ¼ of a mile turn left into Valley Road. Continue along the road turning left into Windmill Close and continue into the parking area at the end of the road. The property can then be found behind the parking area and accessed via a path.

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 21 GREENHILL COURT is a top floor flat which is pleasantly located in a convenient position close to the town centre and a range of daily amenities including Morrison's supermarket and The Horton Hospital.

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:

- * Communal entrance hall.
- * Entrance hall with intercom system and storage cupboard.
- * The sitting room is a good size and has a window to front and a door to the kitchen.
- * Kitchen fitted with a range of base and eye level units, integrated oven and hob, space and plumbing for washing machine, space for fridge, window to front, door to cupboard housing the gas boiler.
- * Two double bedrooms, the main of which benefits from a built-in wardrobe.

- * Bathroom fitted with a suite comprising bath with mixer tap and shower over, WC, wash hand basin, extractor fan and window.
- * Outside the property there is communal car parking and lawned gardens.

Services

All mains services are connected. The gas fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band B.

Leasehold

Share of freehold and when a sale is completed on any of the apartments in Greenhill Court the lease governing the development is renewed for 999 years. Service charge of £TBBC. No ground rent.

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.