

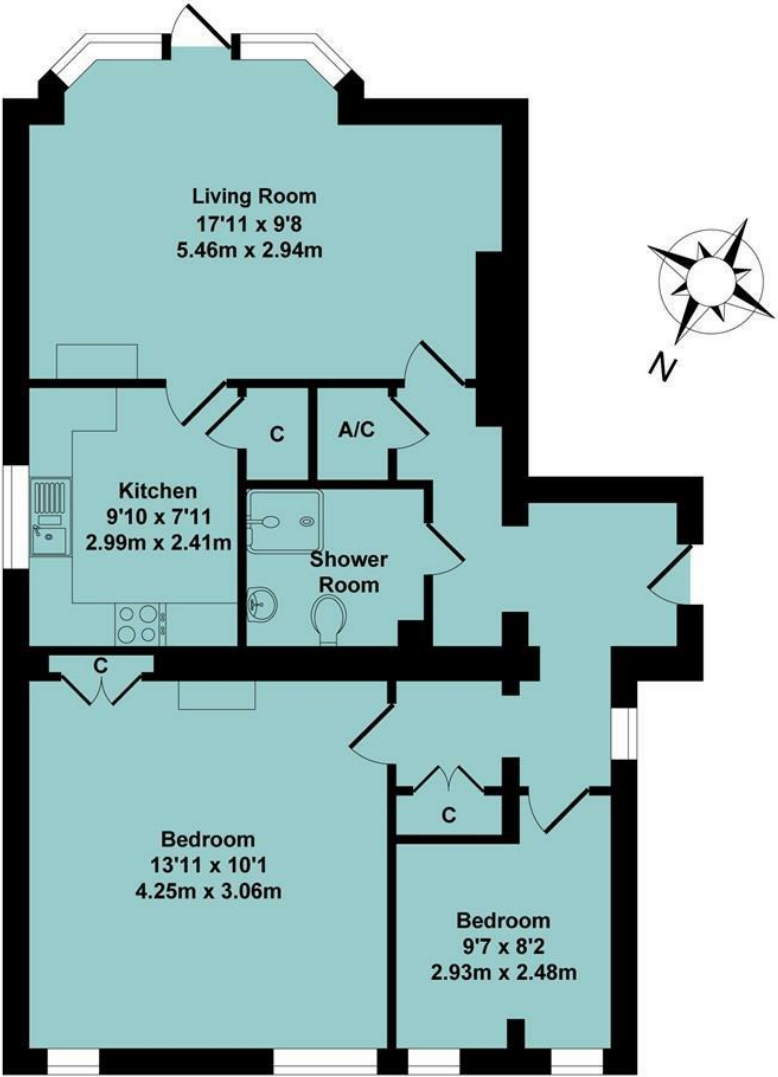
Agents Note

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		
(69-80) C		69
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Total Approx. Floor Area 751 Sq.Ft. (69.80 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

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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 28 Fircroft, 41 Hightown Road
Banbury



Flat 28 Fircroft, 41 Hightown Road,
Banbury, Oxfordshire, OX16 9XT

Approximate distances
Banbury town centre 0.5 miles
Banbury railway station 0.75 miles (rear access)
Junction 11 (M40 motorway) 2 miles
Horton Hospital 0.25 miles
Oxford 23 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

A SPACIOUS TWO BEDROOM GROUND FLOOR AGE
RESTRICTED APARTMENT IN A CONVERTED
EDWARDIAN HOUSE WITH HIGH CEILINGS AND
DIRECT ACCESS TO THE COMMUNAL GARDENS

Communal hall, living room opening to patio and
communal gardens, kitchen/breakfast room, two
bedrooms, shower room, south facing aspect over
the gardens, communal parking, 55 years and over,
no upward chain. Energy rating E.

£125,000 LEASEHOLD



Directions

From Banbury town centre proceed in a southerly direction toward Oxford via South Bar into Oxford Road (A4260). Having passed The Horton Hospital turn left into Hightown Road and before descending the hill Fircroft will be found on the right hand side and the property can be recognised by our "For Sale" board.

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.

28 FIRCROFT forms part of this popular age restricted development which includes a modern block and a smaller converted Edwardian house, in which the subject property is situated. The spacious accommodation is approached via a lovely communal hall with beautiful swan neck bannisters. Externally there is communal off road parking and a communal garden.

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 spacious ground floor two bedroom apartment with direct access to the rear garden.
- * These private apartments are restricted to those 55 years and above and cannot be rented thereby creating an invested community.
- * Forming part of a converted Edwardian house there are period features including a lovely communal entrance hall with a fine old staircase and high ceilings throughout.
- * Ideally located within walking distance of supermarkets, the hospital, Fosco private clinic and the town centre.
- * Spacious private hall with airing cupboard and separate built-in double cupboard/wardrobe.
- * Living room which is well lit with uPVC double glazed French doors opening to the patio and communal rear garden, further windows overlooking the garden and a door to the kitchen/breakfast room.

* A good sized kitchen/breakfast room with a range of base and eye level white units incorporating an electric cooker point, space for fridge/freezer, door to built-in pantry cupboard, ceramic tiled floor, window to side, space for breakfast table.

* Main double bedroom with two windows to front, double built-in shelved cupboard, fitted bedroom furniture.

* Second bedroom with two windows to front.

* Shower room fitted with a coloured suite comprising fully tiled shower cubicle, wash hand basin and WC, ceramic tiled floor, half tiled walls, extractor.

* Communal off road parking and large communal gardens.

Services

All mains services are connected with the exception of gas. Heating is by way of electric night storage.

Age restriction

There is an age restriction of 55 years and over.

Tenure

The property is held on a 999 year lease which commenced on 1st November 2006.

Leasehold

The freehold of the building is understood to be vested in the residents management company with each flat owner being a nominal shareholder. There is a maintenance/service charge which is currently £2,033.53 per annum. The lease length is 999.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

Energy rating: E

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