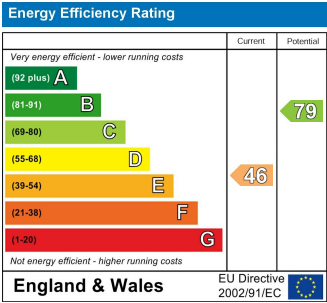


Agents Note

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 409 Sq.Ft. (38.0 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 Friars Hill
Wroxton



Flat 3 Friars Hill, Wroxton, Oxfordshire,
OX15 6BA

Approximate distances
Banbury 3 miles
Stratford upon Avon 15 miles
Oxford 28 miles
Junction 11 (M40 motorway) 4 miles
Banbury to London Marylebone by rail approx. 55 mins

A TWO BEDROOM APARTMENT WITH AN EXTENDED
LEASE IDEAL FOR FIRST TIME BUYERS

Kitchen/living/dining room, two bedrooms,
bathroom, communal parking, communal gardens
and grounds. Energy rating E.

£130,000 LEASEHOLD



Directions

From Banbury proceed in a northwesterly direction towards Stratford upon Avon. After approximately 2½ miles Wroxton will be reached. Pass The Wroxton House Hotel on the right and take the first right hand turning. Travel towards Horley and take the first left hand turning. Continue along this road for approximately ½ a mile and the property will be found in the Friars Hill building on the left hand side. Continue past the building and turn into the driveway on your left and this leads to the car park.

Situation

WROXTON is a charming North Oxfordshire village with a Green and Duckpond situated about 3 miles North West of Banbury and it comprises a number of most attractive period cottages and houses. Local amenities include a highly acclaimed primary school, with the option also of nearby primary schools in Shenington and North Newington. There is the highly renowned Wroxton Hotel and restaurant, churches of differing denominations and village hall within the village. The village benefits from pedestrian access to the grounds of Wroxton Abbey.

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:

- * Ideal for first time buyers.
- * Extended 999 year lease.
- * Open plan living/kitchen with window to the front, kitchen area comprises of wall and base units with worktop over, space and plumbing for oven, fridge freezer.
- * Two bedrooms.
- * Bathroom comprising of bath with shower over, WC, wash hand basin, space and plumbing for washing machine.
- * Communal parking.
- * Surrounded by countryside.

Services

All mains services are connected with the exception of gas.

Tenure

Leasehold - 999 years from 2024. Service charge £50 per month.

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.

Local Authority

Cherwell District Council. Council tax band A.