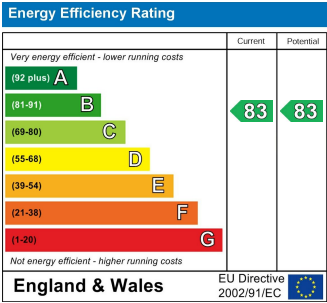


Agents Note

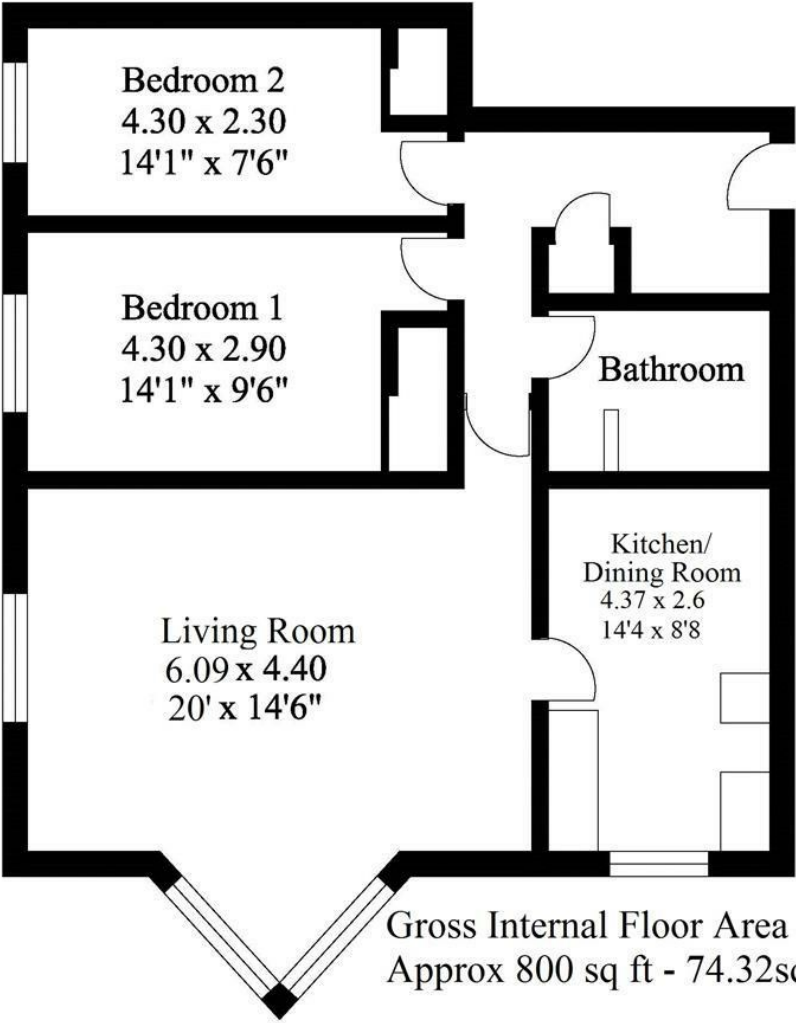
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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.



9 Hornbeam Close  
Banbury



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31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



9 Hornbeam Close, Woodlands  
Banbury



9 Hornbeam Close, Woodlands, Banbury, Oxfordshire, OX16 9RL

Approximate distances  
Banbury town centre 0.5 miles  
Banbury train station 1 mile  
Oxford 23 miles  
Banbury to London Marylebone by rail 55 mins  
Banbury to Oxford by rail 19 mins

AN EXCEPTIONALLY SPACIOUS TWO BEDROOM APARTMENT IN A SMALL EXCLUSIVE DEVELOPMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Spacious communal hall and landing, entrance hall with storage cupboards, very large living space, open plan kitchen/dining room, two double bedrooms, bathroom, gas ch via rads, recently re-fitted uPVC double glazing, attractive setting, communal landscaped wooden gardens. Energy rating B.

£240,000 SHARE OF FREEHOLD



Directions

From Banbury Cross proceed in a westerly direction along West Bar Street and into the Broughton Road. Continue past Bath Road and proceed up the hill taking the right hand turn into Hornbeam Close just before the roundabout. The apartments will be found after a short distance on the left hand side and visitors parking is to be found just beyond.

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

9 HORNBEAM CLOSE is an exceptionally spacious two bedroom first floor apartment forming part of this highly sought after and pleasantly located development which is relatively small. Its exclusivity is enhanced by a clause in the lease which states that these properties cannot be rented out. The owners collectively own the freehold which is currently held on a 125 year lease which commenced in 1989 but that is to be extended to 999 years.

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:

- \* One of only eight apartments in this small exclusive development.
- \* Well placed within easy reach of the town centre and Queensway shopping parade approached via Mewburn Road.
- \* Exceptionally spacious accommodation including a very large living space which has a big oriel window to the front with pleasant outlooks.
- \* Entrance hall with two useful storage cupboards. it should also be noted there is an additional communal store cupboard on the ground floor in an understairs area which has a fitted tap and sink and the current owner uses it for storing a bicycle.
- \* Open plan kitchen/dining room with a range of shaker style wood effect base and eye level units incorporating

a dishwasher, a washing machine, an oven, hob and extractor. In addition there is space for a fridge freezer and table and chairs, window to rear.

- \* Two double bedrooms both with built-in wardrobes.
- \* Bathroom with a suite comprising panelled bath with shower over, WC and wash hand basin.
- \* Replacement uPVC double glazed windows installed in February 2024.
- \* Gas central heating via radiators with a new Worcester boiler installed in June 2023.
- \* Externally there are landscaped communal gardens including a large patio and a very pleasant wooded area.
- \* There is an allocated parking space which is on the left as you approach the development from the Broughton Road and there are two additional visitors parking spaces.

Tenure

The property is held on a 125 year lease which commenced in 1989 and we understand that this is to be extended to 999 years. The property must be owner occupied and cannot be rented out. NO pets are allowed. The owner becomes a Director/Shareholder of the Management Company. There is a service charge of £125 per month and there is no ground rent payable. The Managing Agents are Peerless Properties (Oxford) Limited 01869 331198.

Services

All mains services are connected. The wall mounted Worcester gas fired boiler is located in the kitchen and was installed in June 2023.

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.

