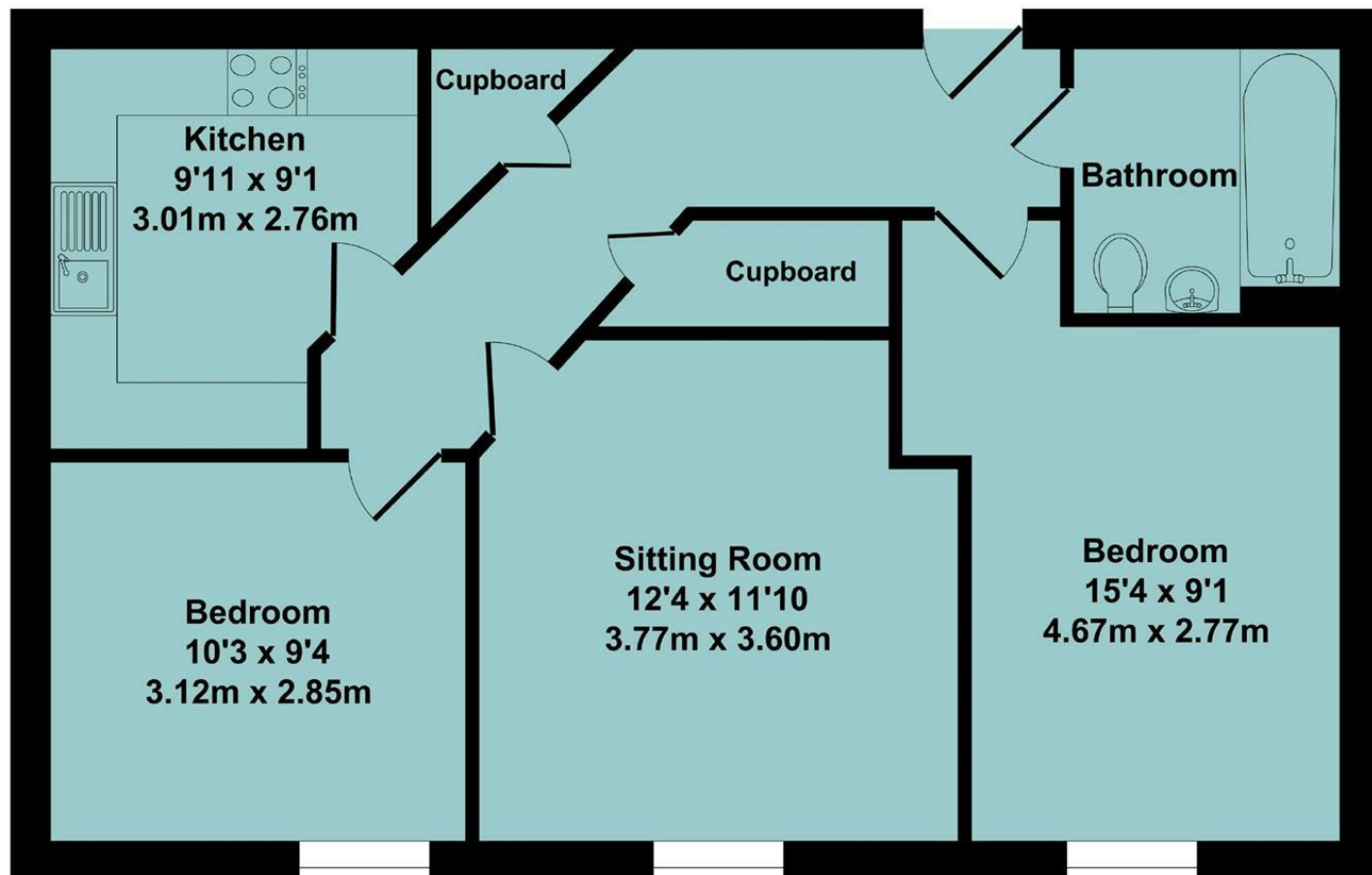


**Agents Note**

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		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Total Approx. Floor Area 622 Sq.Ft. (57.75 Sq.M.)**  
 All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



**35 Janet Blunt House**  
**Twyford**



# 35 Janet Blunt House, Twyford, Oxfordshire, OX17 3FL

Approximate distances  
 Banbury town centre 3 miles  
 Horton Hospital 2 miles  
 Sainsbury's superstore 1.5 miles  
 Junction 11 (M40 motorway) 5 miles  
 Oxford 19 miles  
 Stratford upon Avon 23 miles  
 Leamington Spa 22 miles  
 Banbury to London Marylebone by rail approx. 55 mins  
 Banbury to Oxford by rail approx. 19 mins  
 Banbury to Birmingham by rail approx. 55 mins

**A WELL PRESENTED SECOND FLOOR TWO BEDROOMED LOFT APARTMENT RECENTLY RE-DECORATED THROUGHOUT LOCATED ON THE EDGE OF THIS MOST SOUGHT AFTER VILLAGE**

**Communal entrance, private hall with storage, kitchen, sitting room, bathroom, gas ch via rads, uPVC double glazing, high ceilings throughout, allocated parking space plus visitors spaces. Energy rating C.**

**£210,000 LEASEHOLD**



## Directions

From Banbury proceed in a Southerly direction toward Oxford (A4260). On entering Twyford (Adderbury) continue for a short distance and turn right into Greenhill. Continue to the car park at the end of the road and park in the central visitors unmarked spaces. Follow the path bearing right to the nearest entrance in Janet Blunt House and the apartment will be found on the second floor.

## Situation

TWYFORD forms part of the larger village of Adderbury where there are many amenities including shop, post office, butchers shop, hairdressers, public houses, tennis club, parish church and bus service. There is also a primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.

## The Property

35 JANET BLUNT HOUSE is a very well presented second floor loft apartment featuring high ceilings and modern fittings. This desirable apartment is conveniently located on the northern edge of the village with easy access to Banbury and the amenities therein. It stands in exceptionally large well tended communal gardens to the south and west of the apartment therefore enjoying a sunny aspect with lovely views over the adjoining countryside. There are two double bedrooms in addition to the living room and well fitted kitchen and bathroom fitted with a white suite. There is one allocated parking space and several additional visitors spaces.

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 well presented second floor loft apartment.
- \* Located on the edge of this desirable village.
- \* Adjoining miles of countryside over which there are beautiful views from the extensive grounds.
- \* Feature high ceilings throughout.
- \* Recently re-decorated throughout.
- \* Large communal entrance hall and stairs.
- \* Private hall with extensive storage and hatch to loft.
- \* Sitting room with window to front overlooking the garden.
- \* Kitchen with wood effect units incorporating a sink unit,

built-in oven, gas hob and extractor, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted gas fired boiler, ceramic tiled floor.

\* Two double bedrooms.

\* Bathroom fitted with a white suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC.

\* uPVC double glazing and gas central heating via radiators.

\* Large communal grounds with well tended lawns, beds and borders, large ornamental pond, mature trees and far reaching views to the south and west with direct access to country walks.

## Tenure

The property is held on a 125 year lease which commenced in 2009. The service charge is approximately £764 per annum. No ground rent. The Managing Agents are Soha Housing.

## Services

All mains services are connected.

## Local Authority

Cherwell District Council. Council tax band C.

## 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.