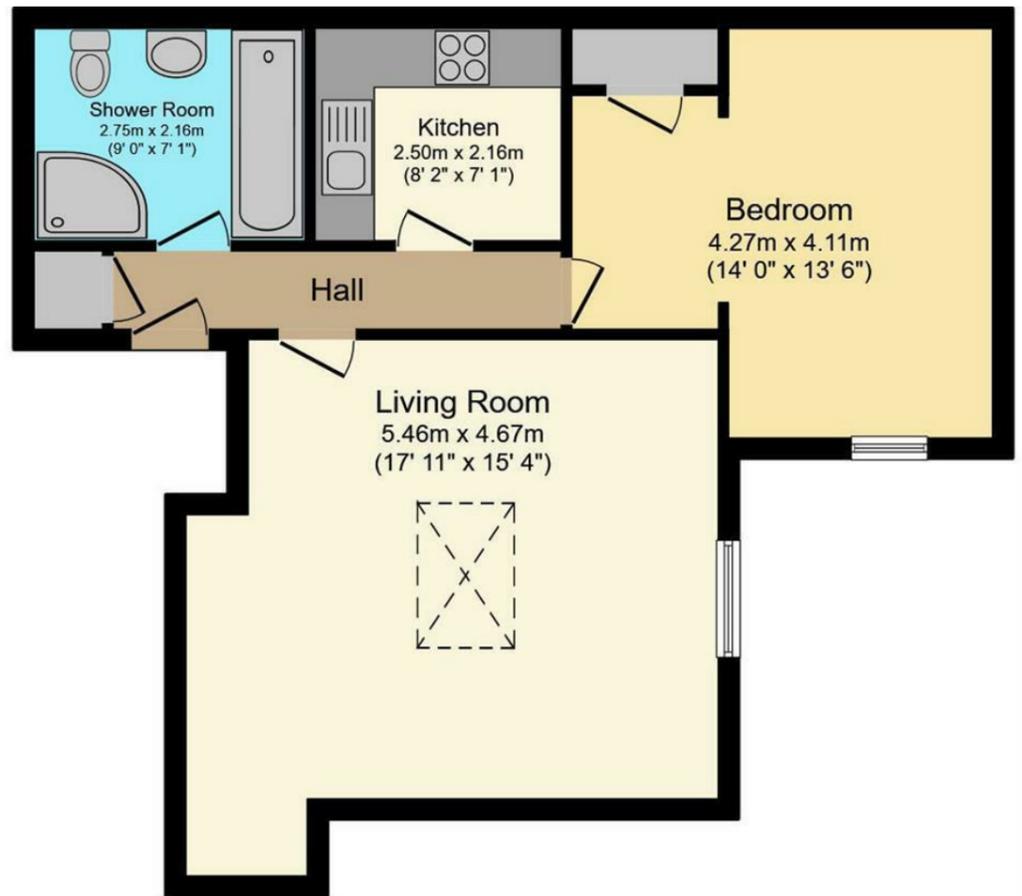


**Agents Note**

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.



**Floor Plan**

Floor area 58.4 m<sup>2</sup> (628 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(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: 58.4 m<sup>2</sup> (628 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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 6, 26 Horse Fair  
Banbury



# Flat 6, 26 Horse Fair, Banbury, Oxfordshire, OX16 0AE

Approximate distances  
Banbury town centre 0.2 miles  
Banbury railway station 0.5 miles  
Junction 11 (M40 motorway) 1 mile  
Oxford 24 miles  
Stratford upon Avon 22 miles  
Leamington Spa 20 miles  
Chipping Norton 13 miles  
Bicester 14 miles

**A WELL PRESENTED ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT LOCATED IN THE TOWN CENTRE IDEAL FOR FIRST TIME BUYERS**

**Communal entrance hall, private entrance hall, living room, kitchen, double bedroom, bathroom, uPVC double glazing, gas central heating. Energy rating C.**

**£190,000 LEASEHOLD**



## Directions

From Banbury Cross head in a northerly direction and the property will be found after a very short distance on the right hand side with the door numbered number 26.

## 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.

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.
- \* Large private entrance hall with doors to good sized storage cupboard, living room, kitchen, bedroom and bathroom.
- \* Living room with skylight and window to rear.
- \* Kitchen fitted with a smart range of base and eye level units, built-in cooker and hob with extractor over, inset sink.
- \* Large double bedroom with built-in wardrobe.
- \* Bathroom with bath, WC, vanity wash hand basin and corner shower cubicle.

## Tenure

The property is leasehold. 125 years from 01 January 2016. Service charge and ground rent TBC.

## Local Authority

Cherwell District Council. Council tax band A.

## 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.

## Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

