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Publication name: JANET BLUNT HOUSE 17, TWYFORD, Page: 1

17 Janet Blunt House, Greenhill, Twyford, Oxon OX17 3FL
£230,000 Leasehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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An impressive top floor apartment within this sought after development providing generous size accommodation and offered with no onward chain.

Entrance hall | Open-plan living/kitchen/diner | Master bedroom with en-suite |Second double bedroom | Walk-in shower room | Gas central heating, radiators in all rooms | Double glazing | Lift | Mature and established communal gardens | Allocated parking space

Located within this well served village approximately 4 miles south of Banbury, a two bedroom top floor apartment providing accommodation measuring 757 square feet. The apartment is offered in excellent decorative order throughout and benefits from a lift.

Accommodation

Front door.

Spacious entrance hall: Entry phone system. Thermostat for heating. Useful store cupboard. Airing cupboard housing hot tank and immersion heater. Door through to open-plan living/kitchen/dining room.

Living area: Double glazed doors giving access to Juliette balcony overlooking garden.

Kitchen area: Recently refitted in 2020 to a high specification. Sink unit and drainer. Comprehensive range of white fronted wall and base units. Ample work surfaces. Wall mounted Bosch microwave. Integrated Bosch washing machine. Integrated slim-line Bosch dishwasher. 4 ring Neff induction hob with extractor over. Stainless steel matching oven and grill. Neff integrated fridge/freezer. Wall mounted Logic gas boiler housed in one of the cupboards installed in 2019. Recessed spotlights.

Master bedroom: Double bedroom to front aspect. Fitted wardrobe with sliding mirrored doors. Access to en-suite.
En-suite: Installed in 2022 to a high specification comprising of fully tiled walk-in shower cubicle, handbasin with inset vanity unit and low level WC. Further tiling to splashback areas. Shaver socket. Heated towel rail. Extractor fan.

Bedroom two: Generous double bedroom to front aspect.

Shower room: Installed to a high specification in 2022. Walk-in fully tiled double width shower cubicle, handbasin with inset vanity unit and low level WC. Further tiling to splashback areas. Shaver socket. Heated towel rail. Extractor fan.

Outside

The communal gardens are set within attractive well maintained grounds of approximately four acres with views over farmland and countryside.

Allocated parking space.

Brick built bicycle store, a key for use of this store has allocated to the apartment.

Agents Note

Leasehold: Approximately 108 years remaining.
Service charge: 2 Instalments of £845.00 per annum.
Ground rent: £300.00 per annum.

Adderbury

The popular village of Adderbury to the South of Banbury offers a range of amenities including public houses, primary school and a tennis and sqaush club. Warriner secondary school can be found in the nearby village of Bloxham. Further amenities can be found in Banbury with access to Junction 11 M40 and railway station.

Services: All Council Tax Banding: C
Authority: Cherwell District Council

From Banbury cross proceed three miles south to Twyford and upon passing the Bowls Club, take the right turn into Greenhill and Janet Blunt is on the left hand side.

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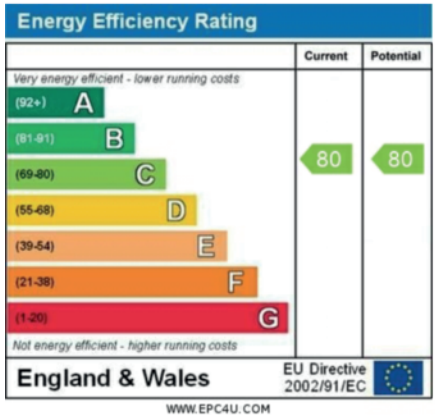
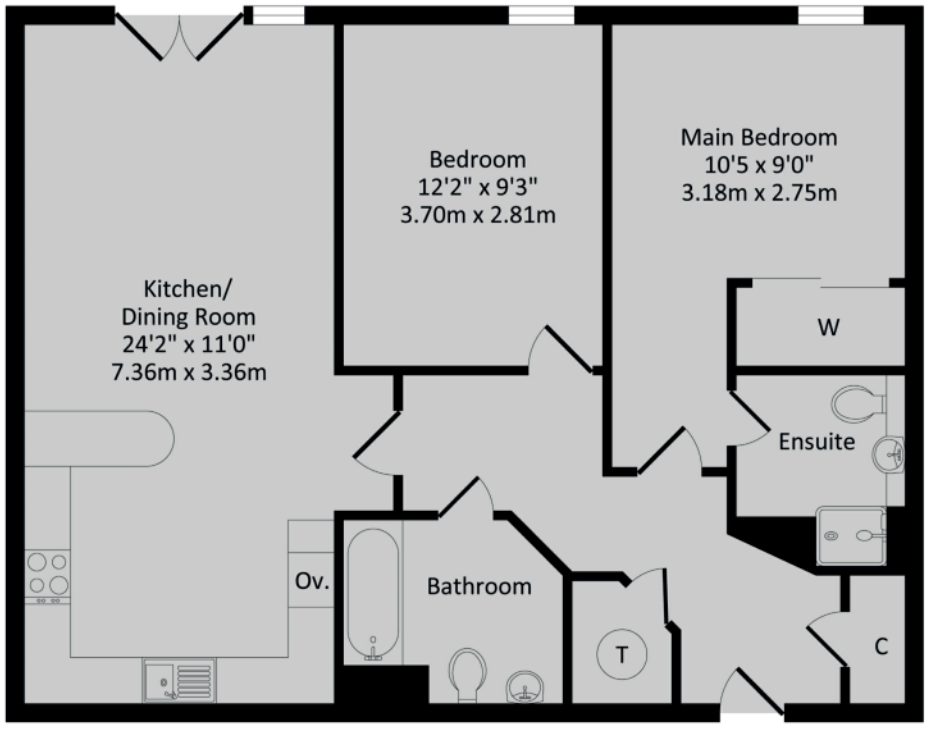


757 sq.ft. (70.30 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 757 sq.ft. (70.30 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy.These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell

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