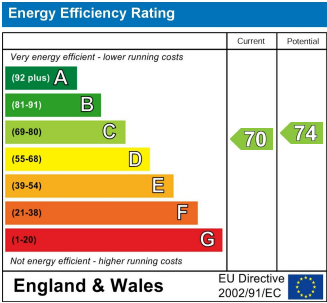


Agents Note

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.



Ground Floor Approx Area = 92.75 sq m / 998 sq ft

Measurements are approximate, not to scale,  
illustration is for identification purposes only.

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

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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.



1 Hornbeam Close  
Banbury





# 1 Hornbeam Close, 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

**SUBSTANTIALLY REDUCED PRICE - MOTIVATED SELLERS - NO ONWARD CHAIN.**

**AN INCREDIBLY SPACIOUS TWO BEDROOM APARTMENT SET WITHIN A SMALL, EXCLUSIVE DEVELOPEMENT, JUST A SHORT WALK FROM THE TOWN CENTRE. READY TO MOVE QUICKLY.**

**Spacious communal hall and landing, entrance hall, storage cupboards, very large living space, open plan kitchen/dining room, two double bedrooms ,bathroom, gas central heating, attractive setting, communal landscaped wooded gardens. Energy rating C.**

**£199,950 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

1 HORNBEAM CLOSE is an incredibly spacious two bedroom apartment in a small exclusive development within walking distance of the town centre and offered with no onward chain.

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:

\* An exceptionally large two bedroom ground 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. 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.

\* Spacious entrance hall with access to two storage cupboards and intercom system.

\* Open plan kitchen/diner with wall and base mounted units, integrated oven with four ring gas hob, space and plumbing for washing machine and tumble dryer, space for table and chairs, gas fired boiler located on wall.

\* Spacious master bedroom with two windows overlooking the communal gardens and built-in wardrobe.

\* The second bedroom is also a double, has built-in wardrobes and overlooks the communal gardens.

\* The bathroom comprises a shower cubicle, WC, wash hand basin, extractor fan and heated towel rail.

\* Externally there are landscaped communal gardens including a large patio and a very pleasant wooden area.

\* There is an allocated parking space which is on the left as you approach the development on Broughton Road and there are two additional visitor parking spaces.

The property is held on a 125 year lease which commenced in 1989 however we understand that this is currently being extended to 999 years which will mean there will be 963 years remaining. 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.

All mains services are connected. The wall mounted gas fired boiler is located in the kitchen.

## 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.

## 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.