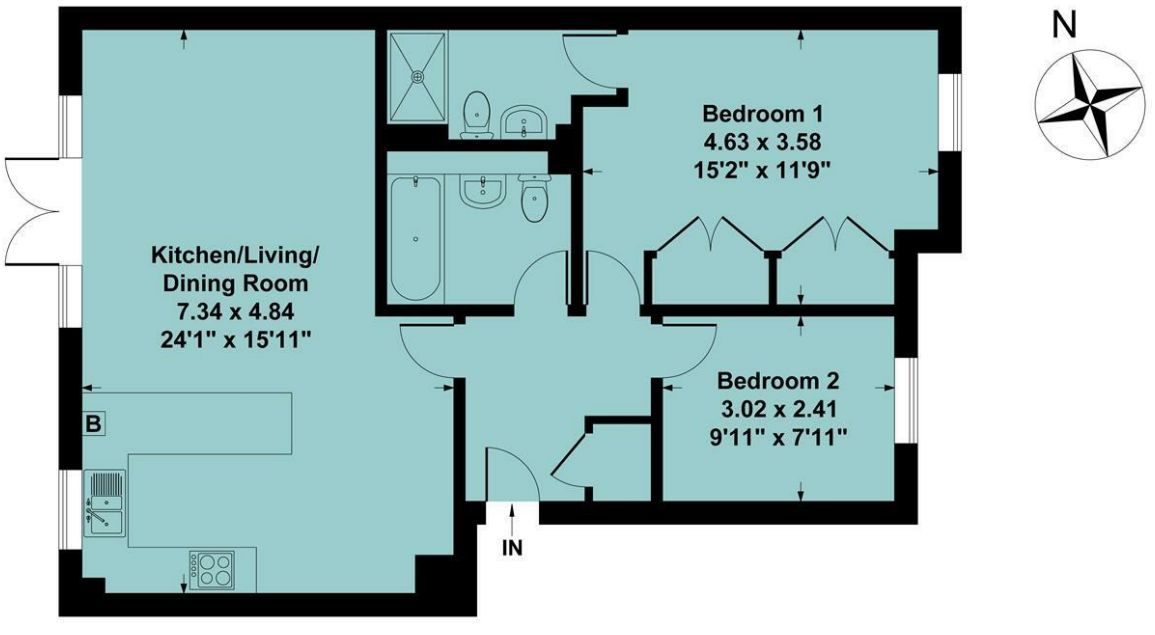
Agents Note

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

Ground Floor Approx Area = 72.25 sq m / 778 sq ft

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

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.

2 Hawthorne House, Foundry Street
Banbury

Anker

2 Hawthorne House, Foundry Street, Banbury, Oxfordshire, OX16 2BJ



Approximate distances
Banbury town centre 0.5 miles
Banbury railway station 1.2 miles
Junction 11 (M40 motorway) 2 miles
Oxford 22 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 19 mins

A WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE OFFERED WITH NO ONWARD CHAIN

Communal entrance hall, private entrance hall, kitchen/living/dining room, two bedrooms, ensuite, bathroom, access to communal gardens, allocated parking space and visitor parking. Energy rating C.

£205,000 LEASEHOLD











Directions

From Banbury town centre proceed along the Warwick Road (B4100). Upon reaching the Texaco garage take the turning opposite into Foundry Street. After approximately 100 yards Hawthorne House will be found on the left hand side.

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:

* Two bedroom ground floor apartment.

* Well presented throughout.

* Walking distance to town centre.

* Ideal for first time buyers.

* Entrance hall with access to storage cupboard.

* Open plan kitchen/living/dining room with patio doors opening to the communal rear garden making it a light and airy space. Kitchen comprising wall and base mounted units with integrated oven, gas hob, space and plumbing for washing machine, space for fridge freezer, ample space for table and chairs.

* The master bedroom is a double with two built-in wardrobes, window and access to en-suite.

* En-suite comprising WC, wash hand basin, shower cubicle and extractor fan.

* Further single bedroom with space for wardrobe.

* Bathroom fitted with a suite comprising bath, WC and wash hand basin, shaver point, extractor fan and part tiled walls.

* Designated and marked car parking space and visitor's parking pass.

* Access to communal garden which has a small patio area.

Tenure

The property is leasehold. 125 year lease which commenced in 2005. Service charge £1,486 per annum. Ground rent £280 per annum.

Services

All mains services are connected. The gas fired boiler is located in a kitchen cupboard.

Local Authority

Cherwell District Council. Council tax band B.

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 £35 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.