



13 Janet Blunt House, Greenhill  
Twyford, OX17 3FL



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ESTATE AGENTS





A spacious, bright and airy two-bedroom first floor apartment set within an attractive and well-maintained block in the popular village of Twyford. The property enjoys pleasant views over the communal gardens and offers well-proportioned accommodation throughout. Residents benefit from well-kept communal grounds and allocated parking.

#### The property

13 Janet Blunt House, Twyford is a spacious, bright and airy two-bedroom first floor apartment set within an attractive and well-maintained block in the popular village of Twyford. The property enjoys pleasant views over the communal gardens and offers well-proportioned accommodation throughout. Residents benefit from well-kept communal grounds and allocated parking. The living accommodation is as follows. Spacious hallway, sitting room/kitchen, two large bedrooms with an en-suite to the main bedroom and there is a main bathroom. There is a useful storage cupboard on the ground floor that comes with the apartment. There is an allocated car parking space and along with a good amount of visitor parking. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

A spacious hallway with doors leading to all rooms. There is a telephone intercom system for the communal entrance. Two large built-in storage cupboards provide excellent storage, one of which houses the hot water tank and shelving.

#### Sitting Room/Kitchen

A spacious, bright and airy open-plan living area with a window to the rear aspect offering pleasant views over the communal gardens. The sitting room provides ample space for both lounge furniture and a dining table. The kitchen area is fitted with a range of oak-coloured shaker-style cabinets with worktops over and panelled upstands. Integrated appliances include an electric oven, four-ring gas hob with extractor hood, fridge freezer, and washer dryer. There is an inset sink with drainer, vinyl flooring throughout the kitchen area, and a plinth heater.

#### Bedroom One

A double bedroom with a window to the rear aspect, enjoying pleasant views across the communal gardens. The room benefits from a fitted mirror-fronted wardrobe and a door leading to the en-suite. The en-suite is fitted with a white suite comprising a large shower cubicle, toilet, and wash basin. There are attractive tiled splash backs, tiled flooring, and a heated towel rail.



#### Bedroom Two

A bright and airy double bedroom with French doors leading onto a pleasant balcony overlooking the communal gardens. The room also includes a built-in storage cupboard housing the Baxi gas-fired combination boiler.

#### Main Bathroom

Fitted with a white suite comprising a panelled bath, toilet, and wash basin. There is a handheld shower attachment over the bath, attractive tiled splash backs, tiled flooring, and a heated towel rail. A large mirror is fitted to one wall.

#### Outside

There is one allocated parking space and further visitor parking within the large parking area. A particular feature for the development are the large communal gardens with well stocked flowers and shrub borders. There are also large communal lawns, hedges, an ornamental pond and beautiful views over the adjoining countryside. There is also a useful bike store.



#### Directions

From Banbury town proceed in a Southerly direction on the A4260 towards Oxford. Continue through Bodicote and the village of Twyford, Adderbury is reached after approximately 2 miles. Upon entering Twyford, Greenhill can be found as the second right hand turning where Janet Blunt House will be found just beyond the Greenhill building.

#### Storage Cupboard

A useful indoor storage cupboard which can be found on the ground floor.

#### Situation

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

#### Services

All mains services connected. The gas fired boiler is located in bedroom two.

#### Local Authority

Cherwell District Council. Tax band C.

#### Viewings

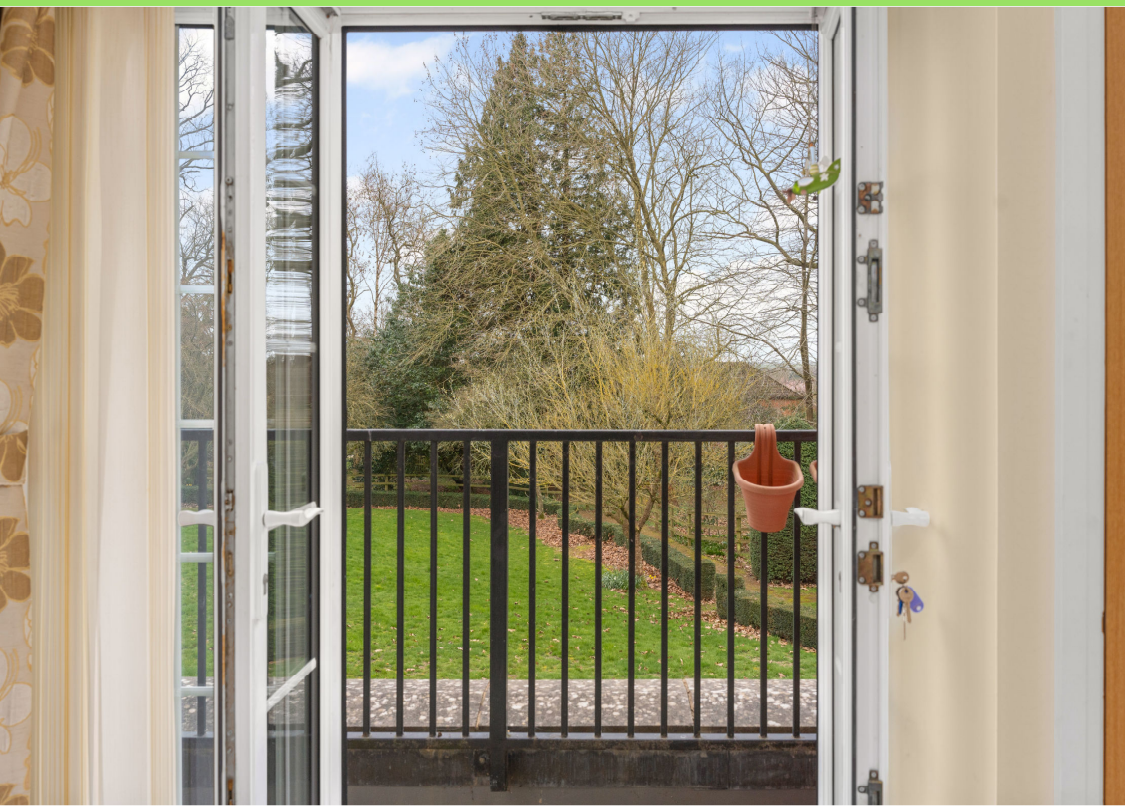
Strictly by prior arrangement with Round & Jackson.

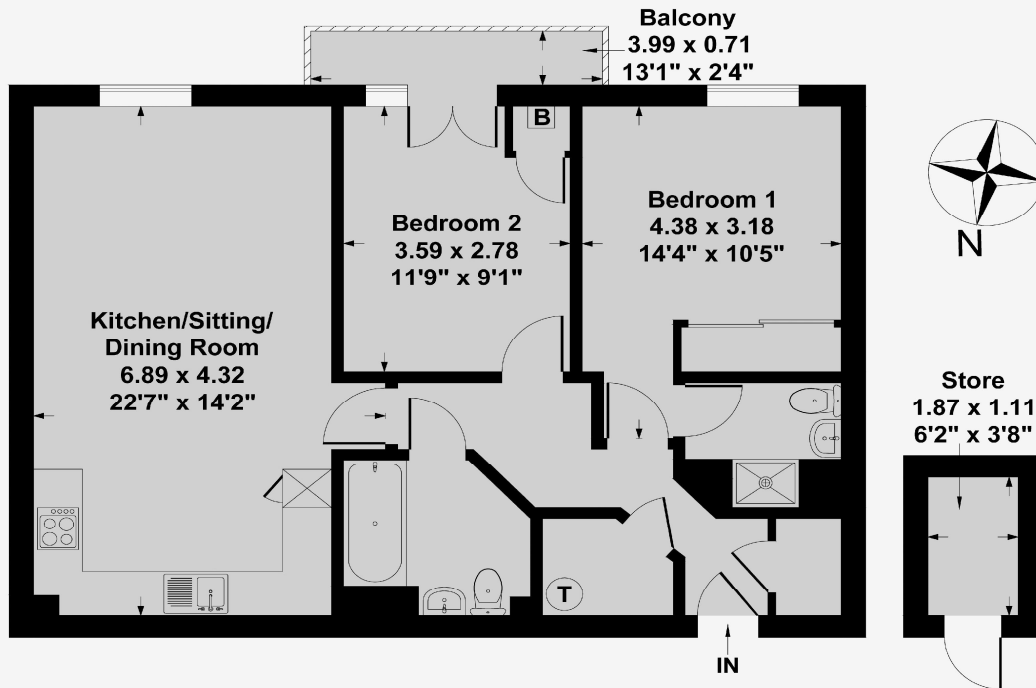
#### Tenure

A leasehold property with a 125-year lease which commenced in 2008.

Service charge is £948.66 paid twice a year. The management company is Foster Kemp.

**Asking Price: £230,000**





**First Floor**

**First Floor Approx Area = 68.34 sq m / 736 sq ft**  
**Store Approx Area = 2.07 sq m / 22 sq ft**  
**Total Area = 70.41 sq m / 758 sq ft**

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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