

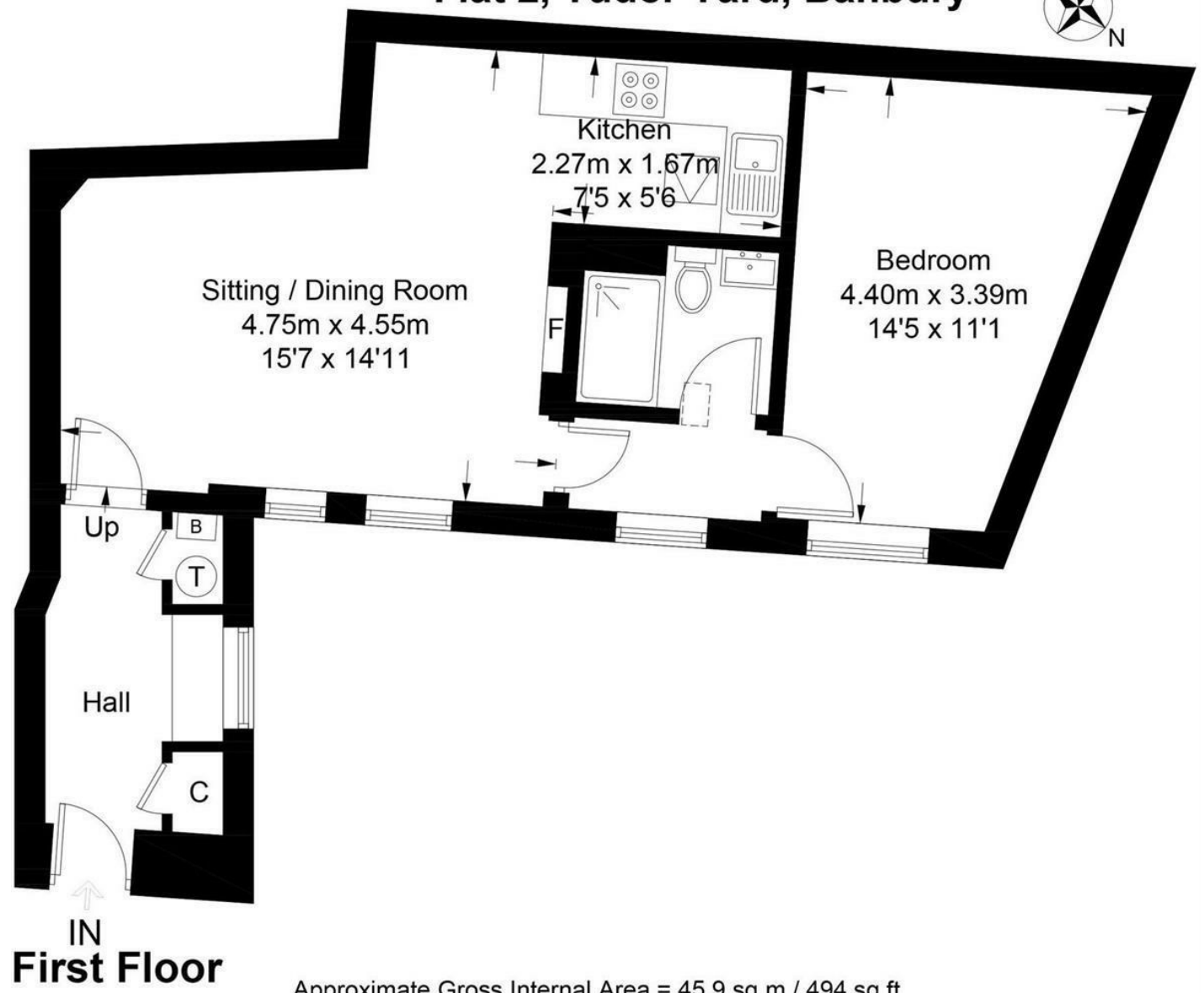
Agents Note

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.

Flat 2, Tudor Yard, Banbury



Approximate Gross Internal Area = 45.9 sq m / 494 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID838928)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	54
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER



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 Tudor Yard, Butchers Row
Banbury



2 Tudor Yard, Butchers Row, Banbury, Oxfordshire, OX16 5JH

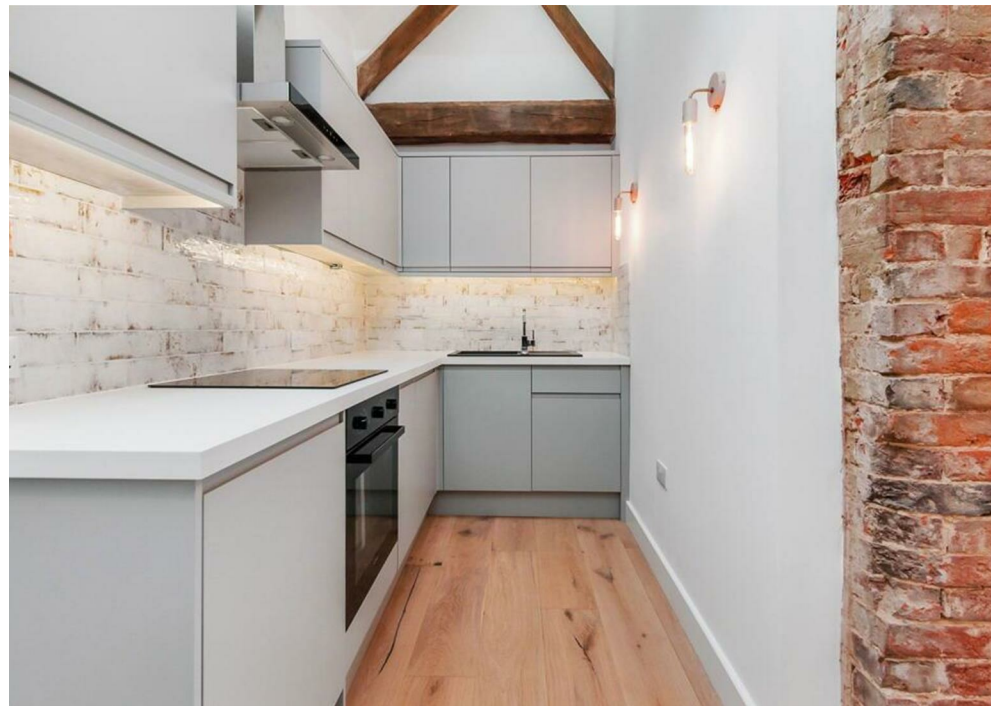
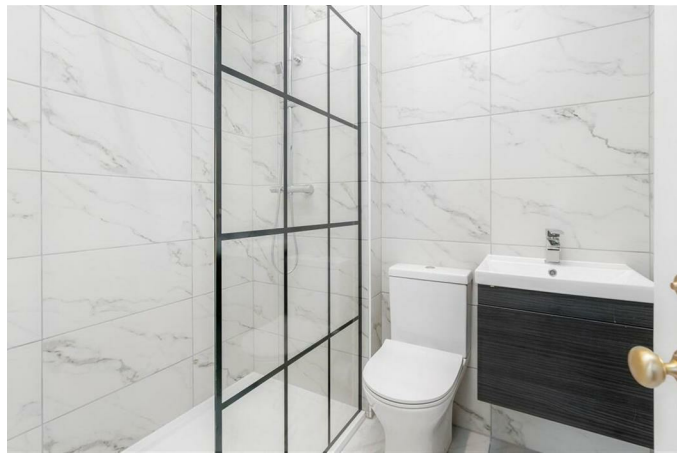
Approximate distances

Banbury railway station 0.4 miles
Junction 11 (M40 motorway) 1 mile
Oxford 22 miles
Stratford upon Avon 20 miles
Leamington Spa 19 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 STUNNING AND CHARACTERFUL ONE BEDROOM TOWN CENTRE APARTMENT

Communal landing, living/dining room, kitchen, bedroom, shower room, landscaped communal courtyard. Energy rating E.

Offers in Excess of £180,000 FREEHOLD



Directions

On foot from Banbury Cross proceed along the High Street and and take a left hand turning into Butchers Row. Proceed to the end of the Row and the entrance to the apartments 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:

* Entrance hallway with window seat with built-in storage underneath, wooden double glazed window overlooking the communal courtyard, storage cupboard also housing fuse box. Airing cupboard housing hot water tank, radiator, steps leading up to living/dining room.

* Living/dining room with impressive vaulted ceiling, radiator, exposed beams and brick fireplace, two metal casement windows with secondary glazed unit overlooking communal courtyard, limed oak flooring, Telephone intercom system, loft hatch.

* Kitchen area with a range of integrated handle base and eye level units, bonded Fenix worktop, rustic effect tile splashback, built-in appliances including oven with four ring electric hob, extractor hood, sink unit with Swan neck tap, washer/dryer and fridge. Vaulted ceiling with Velux window and exposed beams.

* Inner hallway with metal casement window with secondary glazed unit. Radiator. Doors to bathroom and bedroom.

* Bedroom featuring a high vaulted ceiling with original A frame beams., radiator, metal casement window with secondary glazed unit.

* Shower room fitted with a three piece white suite comprising of low level WC, wash hand basin with built-in drawer storage underneath and double shower cubicle with black frame shower screen, rainfall shower and separate shower attachment. Heated towel rail. Extractor fan. Porcelain tiled floor and walls.

Tenure

The property is leasehold. 125 year lease which commenced in March 2023. £250 per annum (fixed) ground rent.

Approximate annual service charge £1152.19 (this figure includes insurance).

Local Authority

Cherwell District Council. Council tax band A.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: E

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.

