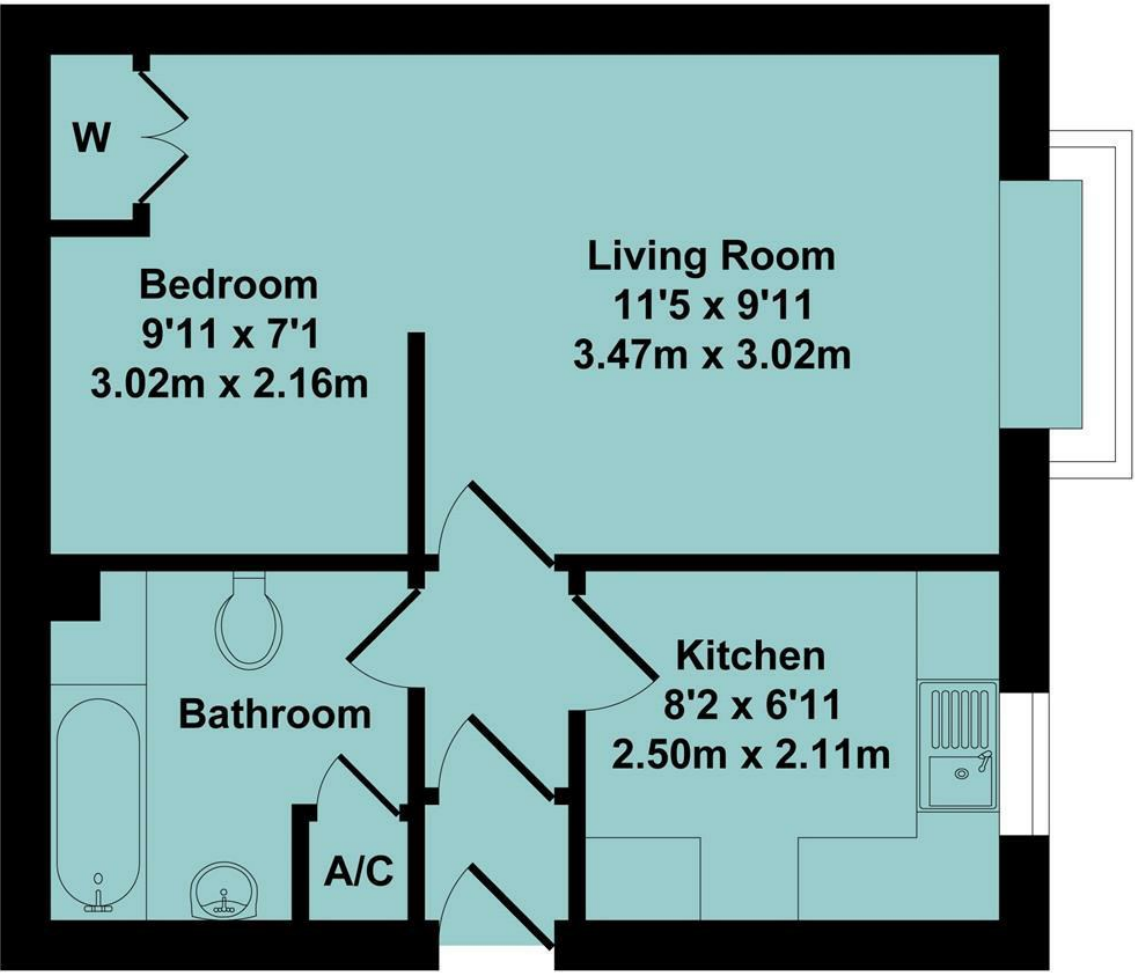
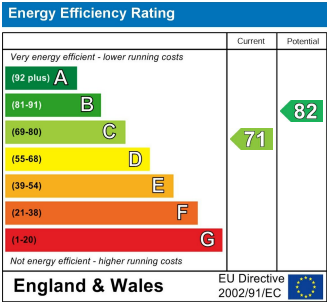


Agents Note

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.



Total Approx. Floor Area 330 Sq.Ft. (30.70 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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.



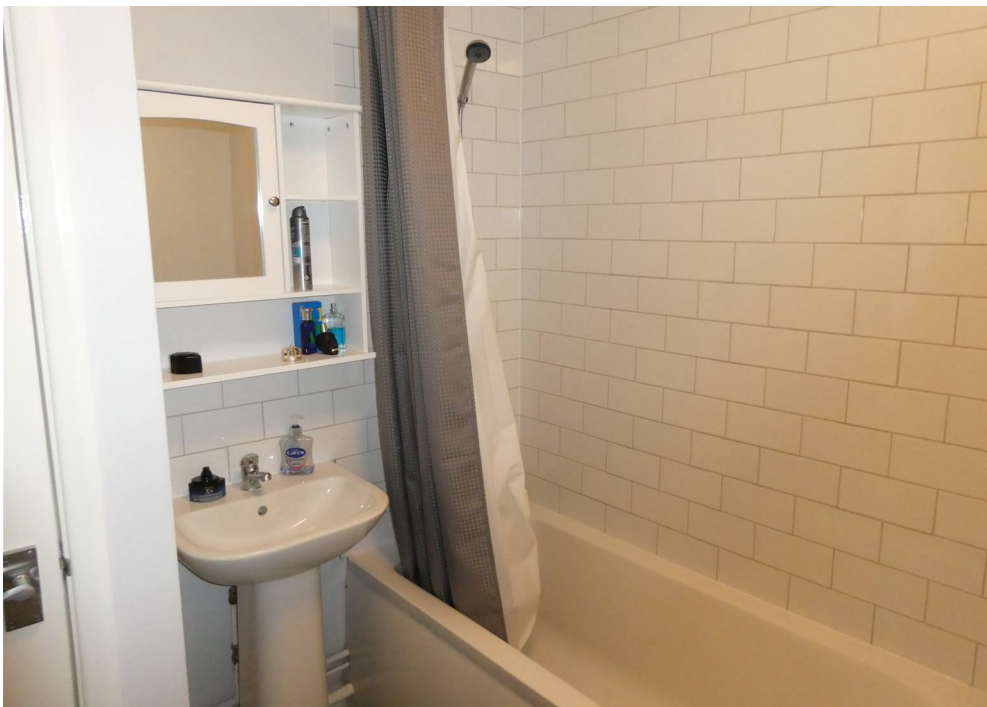
16 Britannia Heights
Banbury



16 Britannia Heights, Banbury,
Oxfordshire, OX16 5DD

Approximate distances
Banbury town centre 0.2 miles
Banbury railway station 0.75 miles
Junction 11 (M40 motorway) 1.5 miles
Oxford 22 miles
Stratford upon Avon 19 miles
Leamington spa 18 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

Deposit £1032.00
One week's rent of £206.00 payable on application forms holding deposit



Directions

From Banbury Cross proceed along the High Street and into George Street. Before reaching the main set of traffic lights, turn right into Britannia Road. Follow this road and travel straight across at the crossroads, travelling up the hill where Britannia Heights will be found on your right 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.

- * Located within easy walking distance of the town centre and railway station.
- * A perfect first time buy or investment property.

- * A recently renovated second floor studio apartment.
- * A private entrance hall accesses the property, with doors through to all the rooms.
- * A new modern fitted kitchen has been carefully planned to maximise the space provided with a range of cabinets and work surfaces with space for appliances.
- * Opposite the kitchen is a new fitted modern white three piece bathroom suite with tiling to water sensitive areas.

- * A cosy sitting room with new carpets and a large deep siled window with views over Banbury Town centre an an opening into the bedroom area with a fitted wardrobe.

Local Authority

Cherwell District Council. Council tax band A.

Viewing

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

EPC

A copy of the full Energy Performance Certificate is available on request.