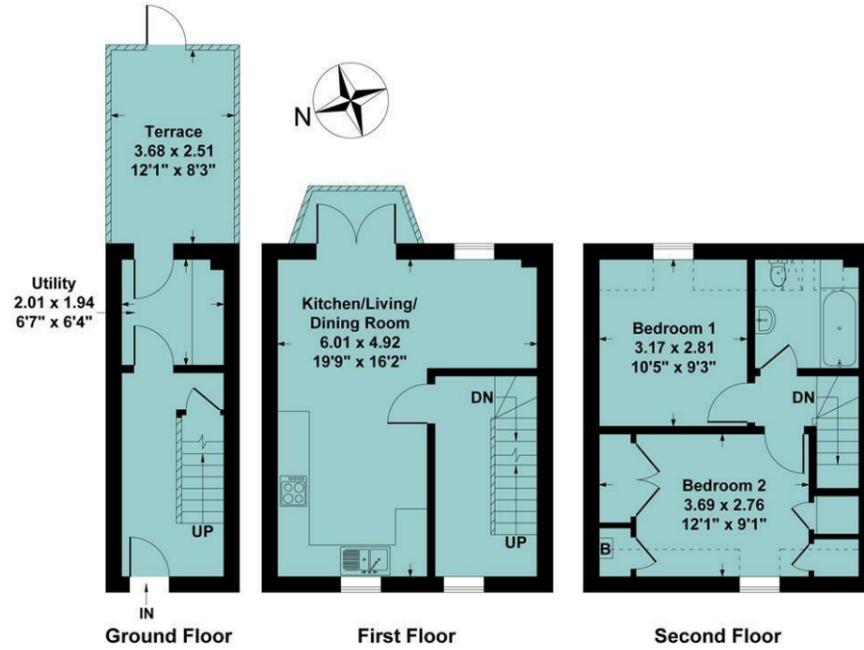


Agents Note

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

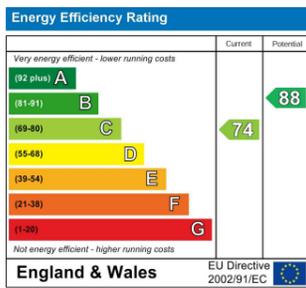
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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 = 11.69 sq m / 126 sq ft
 First Floor Approx Area = 29.72 sq m / 320 sq ft
 Second Floor Approx Area = 29.72 sq m / 320 sq ft
 Total Area = 71.13 sq m / 766 sq ft

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

www.focuspointhomes.co.uk



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 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.



1 Cherwell Wharf
 Banbury



1 Cherwell Wharf, Banbury, Oxfordshire, OX16 5AJ

Approximate distances
Banbury town centre 0.2 miles
Banbury railway station 0.2 miles
Junction 11 (M40 motorway) 1 mile
Oxford 20 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A RARE OPPORTUNITY TO ACQUIRE ONE OF THESE THREE STOREY TOWNHOUSES WITH WATERSIDE VIEWS, EXCEPTIONALLY CONVENIENT FOR THE RAILWAY STATION AND TOWN CENTRE.

Entrance hall, utility room, living/kitchen/dining room, two bedrooms, bathroom. outside decking area, allocated parking space. Energy rating C.

£275,000 FREEHOLD



Directions

From Bridge Street turn right at the traffic lights into Lower Cherwell Street and follow the road turning first left and bear right and Cherwell Wharf will be found on the right.

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:

- * Three storey townhouse.
- * Canalside views.
- * Walking distance to train station and town centre.
- * Entrance hall with access to small downstairs cupboard.
- * Utility room with stable door to decking area.
- * First floor landing area with window to front allowing in lots of light, stairs to the top floor.
- * Kitchen/living/dining room. The kitchen area comprises of wall and base mounted units with integrated oven and hob, space for fridge freezer, plumbing for washing machine, space for table and chairs, window to front. Living area with window overlooking the canal and doors to balcony also overlooking the canal.

* On the top floor are the two bedrooms, one of which benefits from built-in storage and the other has an outlook over the canal.

* Bathroom comprising WC, wash hand basin bath with shower over and skylight.

* To the rear of the property is a decked area ideal for table and chairs with gate stepping down to the canal. Small covered area. Allocated parking space just outside the front door.

* Please note the residents of Cherwell Wharf have a right of access through the covered area.

* Please also note there is an annual estate charge of £670 payable to Old Town Hall Management.

Services

All mains services are connected. The boiler is located in the cupboard in bedroom two.

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.