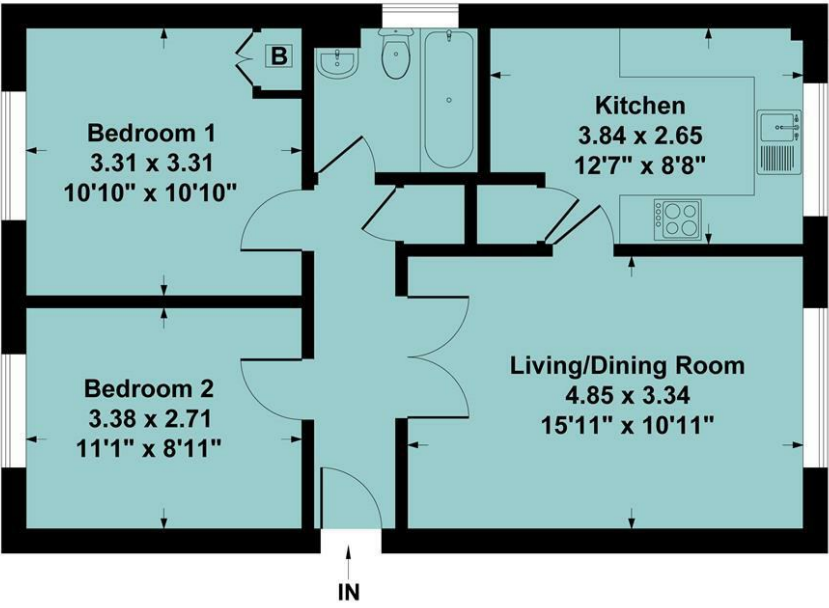


Agents Note

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.

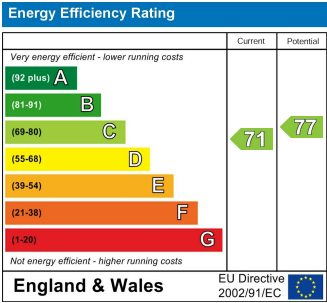


Ground Floor

Ground Floor Approx Area = 58.51 sq m / 630 sq ft

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

www.focuspointhomes.co.uk



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.



5 Greenhill Court
Banbury



5 Greenhill Court, Banbury, Oxfordshire,
OX16 9DE

Approximate distances
Banbury town centre 0.75 miles
Banbury railway station (rear access) 0.75 miles
Horton Hospital Banbury 0.3 miles
Junction 11 (M40) 1.75 miles
Oxford 19 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 SPACIOUS GROUND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS AND A RECENTLY REFITTED KITCHEN LOCATED WITHIN A CONVENIENT WALKING DISTANCE TO THE HORTON HOSPITAL, TOWN CENTRE AND TRAIN STATION AND OFFERED TO THE MARKET CHAIN FREE

Hall, spacious sitting room, kitchen/breakfast room, two double bedrooms, bathroom, gas ch, uPVC double glazing, communal parking and gardens, no onward chain. Energy rating C.

£179,500 SHARE OF FREEHOLD



Directions

From Banbury Cross, proceed in a Southerly direction along the Oxford Road (A4260). After the third set of traffic lights by the Horton Hospital, turn left into Hightown Road. Turn left into Valley Road and while continuing down the hill take the first left turning into Windmill Close, Greenhill Court will be found directly in front of you. Travel under the arch where the entrance will be found.

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:

- * Spacious entrance hallway with doors to all accommodation.
- * Spacious sitting room with large window overlooking the front aspect.
- * Recently refitted kitchen/breakfast room fitted with a range of eye level cabinets and base units and drawers with worktops over housing a single bowl sink and draining board with tiled splashbacks, four ring gas hob with extractor hood over and single oven beneath, space and plumbing for washing machine, space for fridge freezer, window to the front.
- * Two double bedrooms both with window to the rear.
- * Bathroom fitted with a suite comprising panelled bath with shower over, WC and wash hand basin, part tiled walls.
- * Outside the property there is communal car parking and lawned gardens to the rear.

Services

All mains services are connected. Boiler is located in bedroom one.

Local Authority

Cherwell District Council. Council tax band B.

Leasehold details

There is a share of freehold with this property and when a sale is completed on any of the apartments in Greenhill Court the lease governing development is renewed for 999 years, There is a service charge of £1,000 per annum.

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.