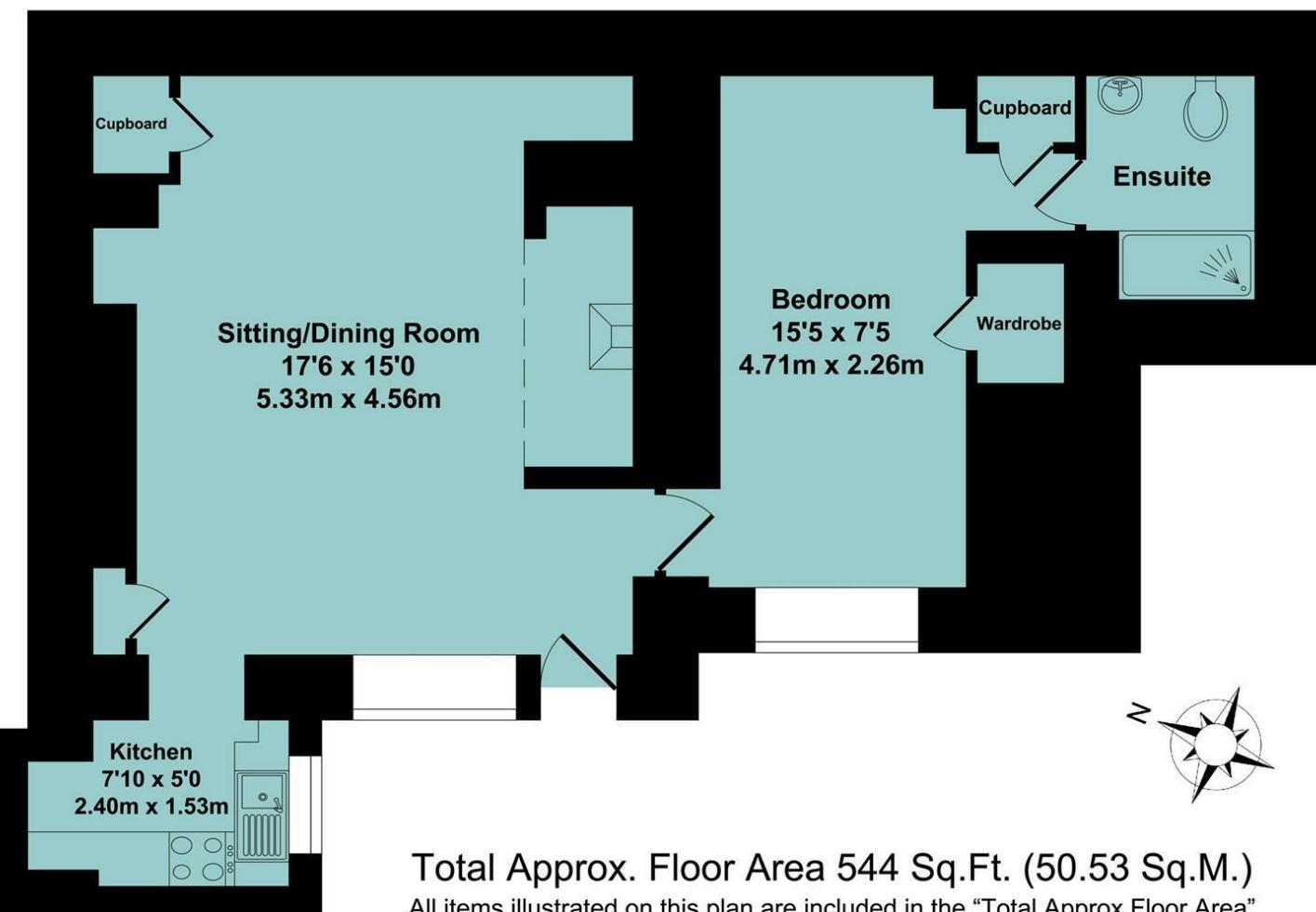


#### Agents Note

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 544 Sq.Ft. (50.53 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

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

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**The Property Ombudsman**

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.



**3 Woolpack Mews Horse Fair  
Banbury**

**Anker**

# 3 Woolpack Mews Horse Fair, Banbury, Oxfordshire, OX16 0AE

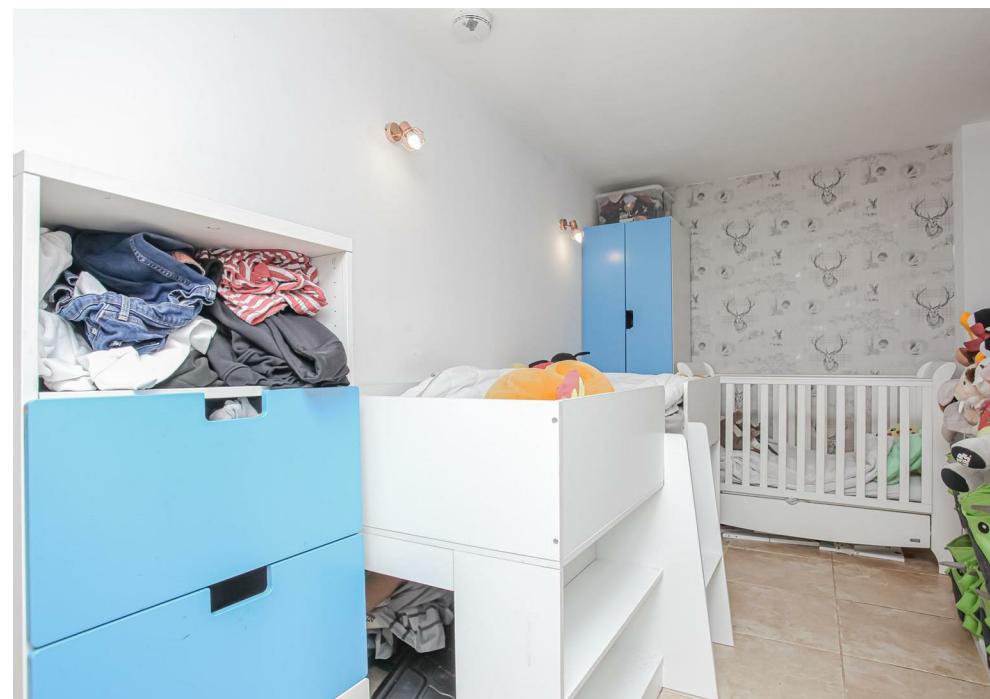
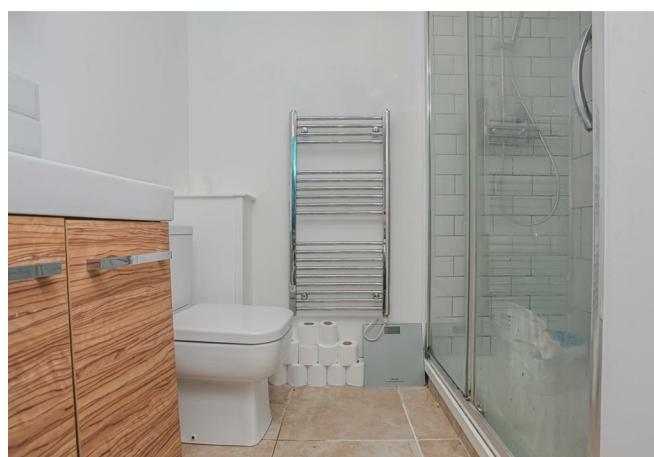
## Approximate distances

Banbury town centre 0 Miles  
Banbury railway station 0.25 Miles  
Oxford 20 miles  
Leamington Spa 18 miles  
Stratford upon Avon 19 miles  
Banbury to London Marylebone by rail 55 mins approx.  
Banbury to Oxford by rail 17 mins approx.  
Banbury to Birmingham by rail 50 mins approx.

## A WELL PRESENTED AND VERY CHARMING GROUND FLOOR APARTMENT SITUATED IN A CONVERTED PUB OVERLOOKING THE BANBURY CROSS, LOCATED IN THE HEART OF THE TOWN CENTRE

**Gated entry system via intercom, courtyard entrance, lobby, sitting/dining room, kitchen, bedroom, bathroom, electric heating via Eco radiators, double glazing, character features.**  
**Energy rating**

**£160,000 LEASEHOLD**



## Directions

On foot, from the Banbury Cross head North onto Horsefair. The property will be found after approximately 50 yards on your right, in which you will see some black gates. The flat is beyond the gates which is accessed via a key, or from internal activation via the intercom system.

## 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.

3 WOOLPACK MEWS is a sympathetically finished ground floor apartment that forms part of a converted public house, the former Woolpack Inn, which is set in a beautiful mews style development. Reports date back to the pub as far back as 1851, however more recently in 2015 the building was converted in 7 separate dwellings that retain character features throughout. The apartment is accessed via a secure gated system that opens onto a pleasant courtyard. The apartment itself is well presented, with a balance of modern and character features including exposed brickwork, original beams and an impressive Inglenook fireplace. The property would suit investors, or a young couple looking to own a period property but still have the benefits of being in the town and near amenities such as the railway station.

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:

- \* Ground floor apartment forming part of a converted public house, the old Woolpack Inn.
- \* Heart of Banbury town centre with easy walking distance of all daily amenities.
- \* Modern and character features throughout.
- \* Popular location for commuters, being walking distance to railway station.
- \* Entrance via secure gates, that is operated internally from the apartment via intercom system.
- \* Outside courtyard space that has space for bistro style seating area.
- \* Entrance into the apartment under canopy porch.

\* Sitting/dining room features stone tile flooring throughout, exposed brick work, original wood beam, impressive inglenook fireplace with original stonework and stone hearth, space for dining table and bench seating, sunlight in ceiling, airing cupboard and storage closet, double glazed windows and opening to kitchen.

\* The kitchen comprises a range of shaker style eye and base level units, working surfaces over cupboards and drawers, shelving, tiled splash backs, sink unit with mixer tap over and draining area, space for oven, space for fridge freezer.

\* Bedroom with high quality stone tiled flooring, double glazing and two built in cupboards.

\* Bathroom comprising double shower cubicle, WC, wash hand basin and tiled floor, extractor fan.

## Services

All mains services are connected with the exception of gas. The heating source throughout the property is in the form of eco-friendly, and very efficient electric radiators. In the airing closet there is a water tank that is split into two halves, meaning if you only need half a tank of hot water, you will reduce your running costs.

## Local Authority

Cherwell District Council.. Council tax band A.

## Tenure

999 year lease which commenced in April 2015. Service charge TBC. Managing Agents are Peerless Properties.

## Viewing

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

## Energy rating TBC

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.