



8 Janet Blunt House, Twyford
Adderbury, Banbury, Oxon, OX17 3FL



ROUND & JACKSON
ESTATE AGENTS





A spacious and beautifully presented two bedroom apartment located on the ground floor of this sought after modern development with beautiful grounds and gardens within Twyford, Adderbury.

The property

Janet Blunt House and Greenhill, Twyford is a unique modern development of high-quality apartments and town houses which is located on the edge of this highly sought after village. There are beautiful and well cared for communal gardens, ample owner and visitor parking and far-reaching views of the surrounding countryside. 8 Janet Blunt House is a spacious two double bedroom ground floor apartment with well planned accommodation which briefly comprises a large entrance hallway, a master bedroom with en-suite, a second double bedroom, a modern family bathroom, a sitting/dining room with double doors to the garden, and a modern kitchen. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Communal Hallway

A large communal hallway giving access to the apartment. There is a storeroom which belongs to the apartment located off this hallway.

Entrance Hallway

A spacious hall with a large storage cupboard, an airing cupboard and doors to all accommodation.

Sitting/Dinning Room

A large room with ample space for a range of furniture, access to the kitchen and double doors to the garden.

Bedroom One

Master bedroom with built-in double wardrobe and door to an en-suite shower room fitted with a white suite including a double shower cubicle.

Bedroom Two

Generous second bedroom with fitted double wardrobes and a separate cupboard.

Bathroom

Fitted with a modern suite comprising a panelled bath with mixer taps and shower attachment, a wash hand basin and low-level WC. Attractive tiling

Outside

There is one allocated parking space and further visitor parking within the large parking area. A particular feature for the development is the large communal gardens which includes a patio area immediately outside the apartment surrounded by well stocked flowers and shrub borders. There are also large communal lawns, hedges, an ornamental pond and beautiful views over the adjoining countryside. There is also a useful area for bicycle storage.

Storeroom

A very useful storeroom located a short walk from the apartment and within the rear lobby.



Situation

Twyford forms part of the larger village of Adderbury where there are many amenities including a shop, post office, butchers shop, hairdressers, public houses including the The Red Lion which is a short walk away, tennis club, parish church and bus service. There is also an excellent primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.

Directions

From Banbury town proceed in a Southerly direction on the A4260 towards Oxford. Continue through Bodicote and the village of Twyford, Adderbury is reached after approximately 2 miles. Upon entering Twyford, Greenhill can be found as the second right hand turning where Janet Blunt House will be found just beyond the Greenhill building.



Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

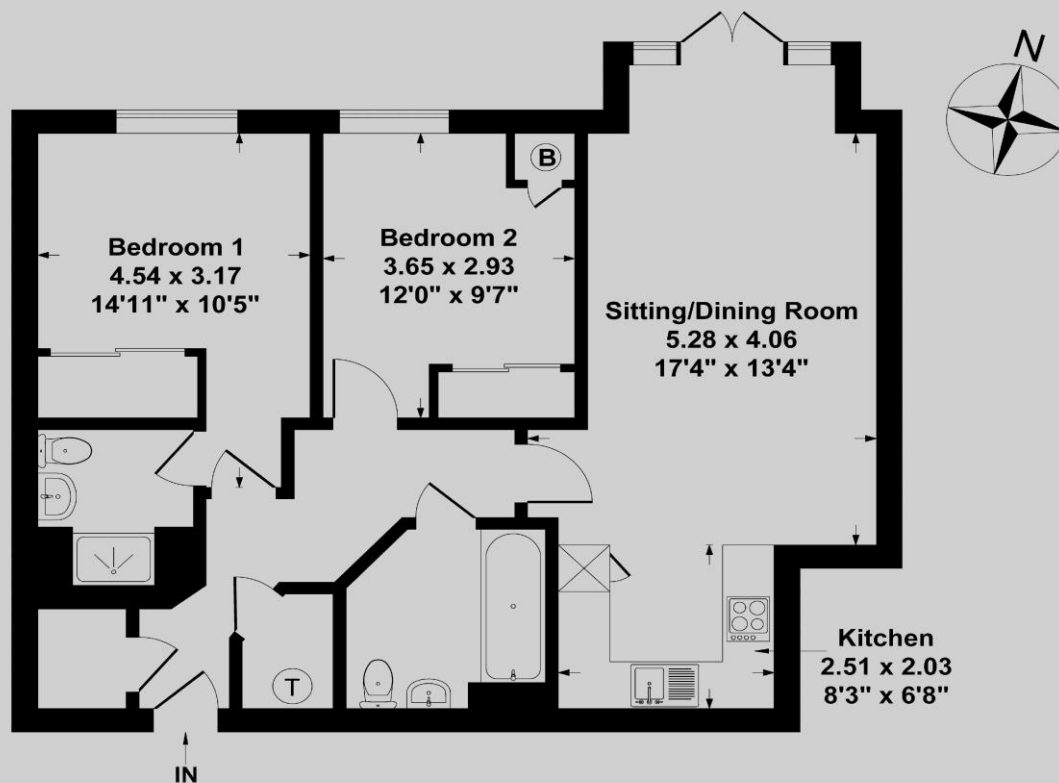
A leasehold property with a 125-year lease which commenced in 2008.

Service Charge - £1685.50 per annum

Ground Rents - £300 per annum.

Asking Price £250,000





Ground Floor

Ground Floor Approx Area = 71.62 sq m / 771 sq ft

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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