



73 Sir Henry Jake Close
Banbury



73 Sir Henry Jake Close Banbury, Oxfordshire, OX16 1EY

Approximate distances

Banbury town centre 1.5 miles

Banbury railway station 2 miles

Junction 11 (M40 motorway) 1.75 miles

Oxford 24 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

AN INCREDIBLY SPACIOUS TWO BEDROOMED EX-SHOW HOME APARTMENT, IN A SECURE GATED DEVELOPMENT BENEFITTING FROM PARKING AND A SINGLE GARAGE.

Communal hall, spacious entrance hall, large open plan living accommodation with sitting room, dining room and kitchen, master bedroom with en-suite shower room, further bedroom, bathroom, gas central heating, uPVC double glazing, garage and allocated parking. Energy rating C.

£200,000





Directions

From Banbury town centre proceed in a Northerly direction along the Southam Road (A423). Continue straight on at the large roundabout near Tesco and then at the next roundabout turn left into Dukes Meadow Drive. Turn left at the next roundabout into Lapsley Dive and Sir Henry Jake Close will be found as the first on the right. Follow the road for approximately 100 yards and follow the road to the end taking the left turn in which the gated development will be found on your right. A "For Sale" board has been erected for ease of identification.

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.

The Property

73 SIR HENRY JAKE CLOSE is the ex-show home for the development. It is a very spacious two bedroomed ground floor apartment with pleasant outlooks. The accommodation is very spacious and well presented. It is located within easy walking distance of the shops, amenities, pub and the primary school on Rotary Way. The accommodation includes a large open plan living area adjoining a well equipped kitchen with integrated appliances, a large master bedroom with built-in wardrobes and en-suite shower room, a well proportioned second bedroom and large family bathroom. Unusually it has an allocated parking space and a single garage. There are communal gardens and adjoining landscaped recreational areas including children's play areas.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features include:

- * A large ground floor two bedroomed apartment in a relatively small gated development.

- * Within walking distance of shops, pub, primary school and other amenities.

- * Very spacious and light open plan living area.

- * Kitchen with a range of base and eye level units, integral dishwasher, plumbing for washing machine, electric oven with four ring gas hob and extractor fan over, integrated fridge freezer, wall mounted boiler, stainless steel one and a half bowl sink unit.

- * Large double main bedroom with built-in wardrobes, window to rear, door to an en-suite shower room with a white suite comprising fully tiled shower cubicle, wash hand basin and WC, radiator, window, half tiled walls and extractor.

- * Generously proportioned second bedroom with built-in wardrobes, radiator, window to rear.

- * Large bathroom fitted with a suite comprising panelled bath with chrome mixer tap and shower attachment over, wash hand basin and WC, half tiled walls, wood effect tiled flooring,

- * Gas central heating via radiators, uPVC double glazing.

- * Electronic remote controlled gates open to the parking area with an allocated parking space in front of the single garage with an up and over door.

Leasehold information

The property is held on a 99 year lease which commenced in 2006. Ground rent is £100 per annum and service charge is £140 per calendar month.

Services

All mains services are connected. The boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Agent's note

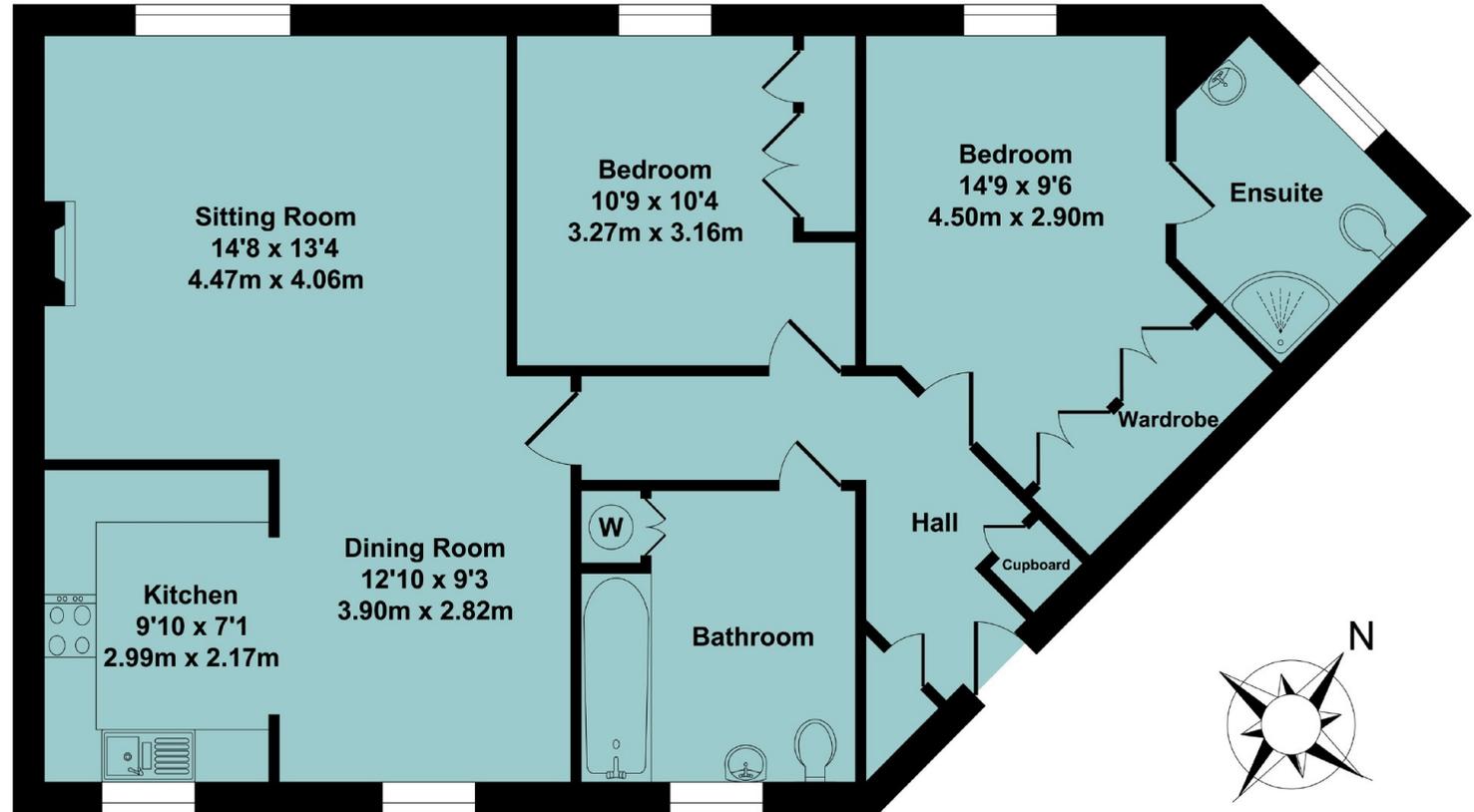
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

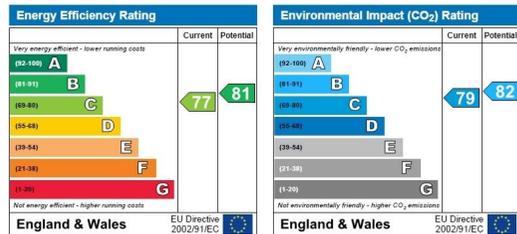
EPC

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



Total Approx. Floor Area 854 Sq.Ft. (79.36 Sq.M.)

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



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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.