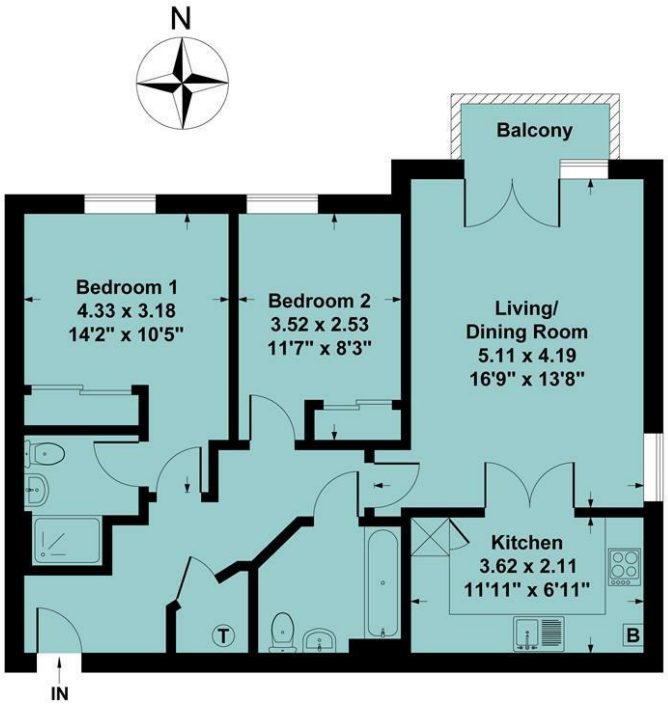
Agents Note

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.

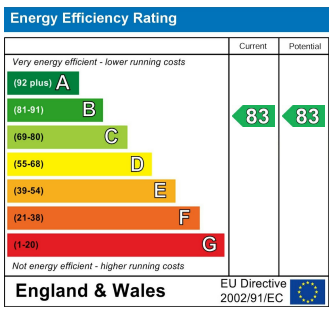


First Floor

First Floor Approx Area = 67.95 sq m / 731 sq ft

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

www.focuspointhomes.co.uk



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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.



10 Janet Blunt House, Greenhill
Twyford

Anker

10 Janet Blunt House, Greenhill, Twyford, Oxfordshire, OX17 3FL



Approximate distances
Banbury town centre 3 miles
Horton Hospital 2 miles
Sainsbury's superstore 1.5 miles
Junction 11 (M40 motorway) 5 miles
Oxford 19 miles
Stratford upon Avon 23 miles
Leamington Spa 22 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 19 mins
Banbury to Birmingham by rail approx. 55 mins

Communal entrance hall, private entrance hall, open plan living area, kitchen, two bedrooms, ensuite, bathroom, allocated parking, visitor parking. Energy rating B.

£230,000 LEASEHOLD











Directions

From Banbury proceed in a Southerly direction toward Oxford (A4260). On entering Twyford (Adderbury) continue for a short distance and turn right into Greenhill. Continue to the car park at the end of the road and park in the central visitors unmarked spaces. Follow the path bearing right to the nearest entrance in Janet Blunt House and the apartment will be found on the first floor.

Situation
TWYFORD forms part of the larger village of Adderbury where there are many amenities including shop, café, post office, butchers shop, hairdressers, public houses, tennis club, parish church and bus service. There is also a primary school within walking distance of the property and the village is within the catchment area for the Warriner secondary school at Bloxham.

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:

* Well presented two bedroom apartment.

* Ideal for first time buyers.

* Master bedroom with ensuite.

* Communal gardens adjoining the countryside.

* Allocated and visitor parking.

* Communal entrance hall with lift.

* Spacious entrance hall with access to airing cupboard with built-in shelving.

* Light and airy open plan sitting room with a window to the side and doors opening to a small balcony.

* The kitchen comprises of wall and base mounted units with integrated hob, oven, dishwasher, washing machine and fridge freezer.

* The master bedroom is a double with built-in wardrobes and access to the ensuite comprising shower cubicle, wash hand basin, WC and extractor fan.

* Second bedroom which also benefits from built-in wardrobes and could be utilised as an office for home workers.

* Bathroom fitted with a suite comprising bath, WC, wash hand basin, heated towel rail and extractor fan.

* Allocated parking space and further visitor space.

Tenure
The property is leasehold. Service charge approximately £948.66 every six months. Ground rent £300 per annum. Length of lease tbc.

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

Local Authority
Cherwell District Council. Council tax band C.

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

Energy rating: B
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 £35 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.