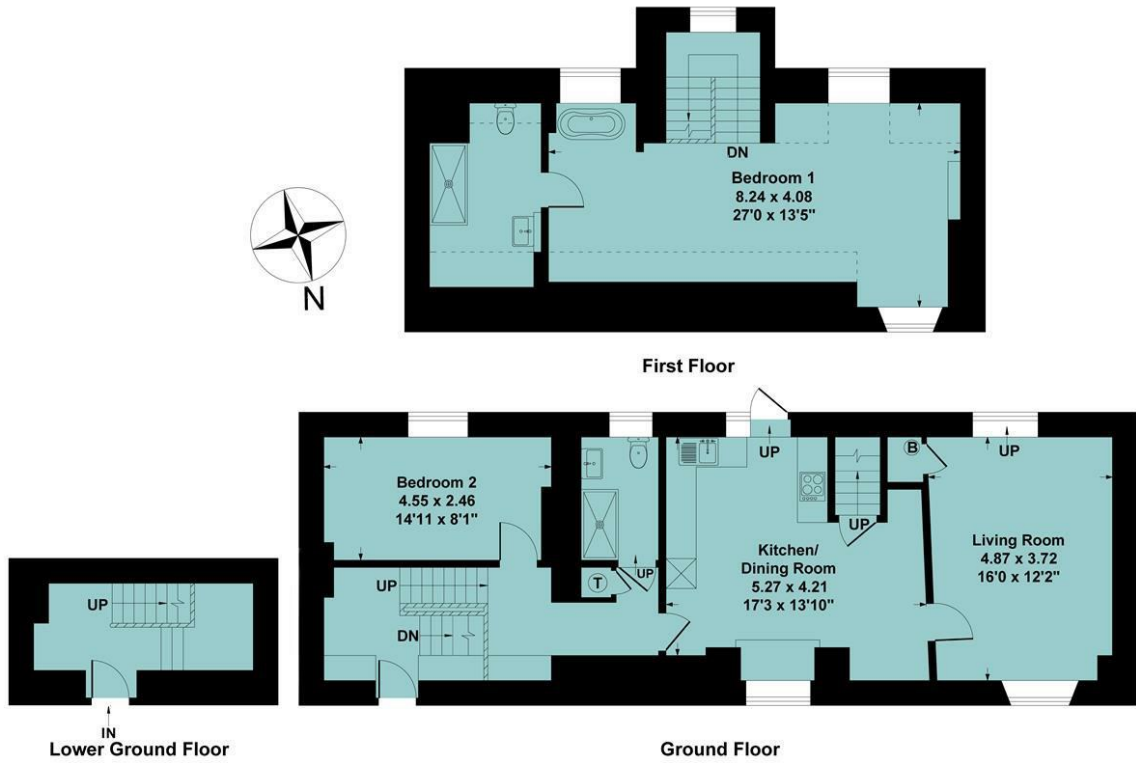


Agents Note

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.



Lower Ground Floor Approx Area = 7.63 sq m / 82 sq ft
 Ground Floor Approx Area = 76.84 sq m / 827 sq ft
 First Floor Approx Area = 41.29 sq m / 444 sq ft
 Total Area = 125.76 sq m / 1353 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.
www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-65) D		62	69
(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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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.



1a Market Place
 Chipping Norton



1a Market Place, Chipping Norton, Oxfordshire, OX7 5DD

Approximate distances

Kingham station 5 miles
Banbury station 13.7 miles
Banbury town centre 13 miles
Oxford 20 miles
Stratford upon Avon 21 miles
Soho Farmhouse 7.7 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

A DECEPTIVELY SPACIOUS AND MODERN APARTMENT LOCATED IN THE TOWN CENTRE BENEFITTING FROM TWO DOUBLE BEDROOMS, AN ENSUITE TO THE MASTER BEDROOM AND A LARGE ROOF TERRACE

Entrance hall, kitchen/dining room, living room, master bedroom with ensuite, further double bedroom, shower room, roof terrace. Energy rating D.

£250,000 LEASEHOLD



Directions

From Banbury proceed in a southwesterly direction toward Chipping Norton (A361). Travel for approximately 12 miles through the village of Bloxham and continue to Chipping Norton. Enter the High Street and as the road bears around to the right turn left where signposted to Burford and then left again immediately after The Town Hall. The property will be found on the right hand side above The Rustic Bean café. There is parking in The Market Place.

Situation

The bustling historic wool town of Chipping Norton is situated on the edge of the Cotswold Hills between the University City of Oxford, Spa town of Cheltenham & Shakespeare's Stratford upon Avon. It has an eclectic range of shopping, social and business facilities including an excellent local theatre, "boutique cinema", sports centre with indoor pool, lido and a recently constructed Community Hospital + Health Centre. A Station on the Paddington to Worcester rail line can be found at nearby Kingham in addition to a regular bus service from Chipping Norton to Oxford.

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:

- * Enter via the front door where there are steps down to a small utility area, space for coats and shoes, an exposed sandstone feature wall, stairs lead up the accommodation.
- * Hallway with doors to bedroom two, shower room and the kitchen/dining room.
- * Bedroom two is a double with space for free standing furniture and window to the rear.
- * Recently modernised shower room comprising a walk-in double shower cubicle, WC, vanity wash hand basin, heated towel rail, double glazed window overlooking the roof terrace.
- * Kitchen/dining room fitted with a range of base and eye level units, integrated double oven, integrated dishwasher, four ring electric hob and extractor over, space for fridge freezer, inset sink, built-in shelving, exposed beam, exposed stone wall, window seat with window to front, door to the living room, doorway to the stairs to second floor.
- * Very spacious living room with understairs storage, a window overlooking the roof terrace and a window overlooking The Market Place to the front.

* Large master bedroom with exposed beams, free standing bath, windows to front and rear, doorway to the ensuite (which was remodelled within the last 24 months) which comprises a large walk-in shower, WC and vanity wash hand basin, tiled floor.

* Outside there is a roof terrace which has artificial grass, a built-in storage cupboard which has space and plumbing for a washing machine and a water softener.

* It should be noted that the front of the building is Grade II Listed. More information is available upon request.

Services

All mains services are connected. The boiler is located in the storage cupboard in the living room.

Local Authority

West Oxfordshire District Council. Council tax band A.

Viewing

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

Energy rating: D

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

Tenure

The property is leasehold. The 999 year lease commenced on 16/11/1999.

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.