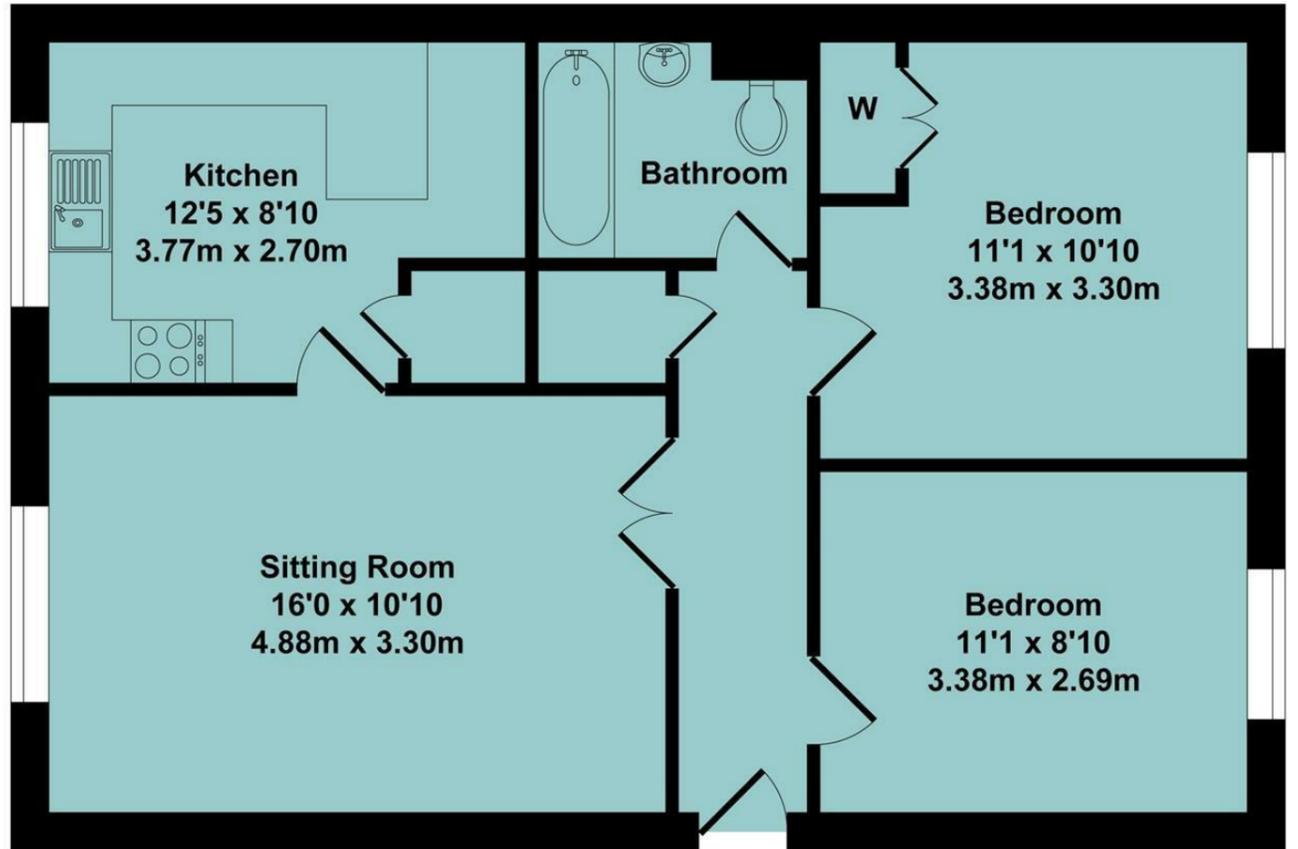


Agents Note

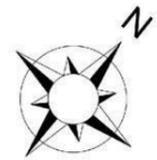
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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 622 Sq.Ft. (57.80 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			80
(55-68) D			
(39-54) E			
(21-38) F		33	
(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.



48 Greenhill Court
Banbury



48 Greenhill Court, Banbury, Oxfordshire, OX16 9DF

Approximate distances

Banbury town centre 0.75 miles
Banbury railway station (rear access) 0.75 miles
Horton Hospital Banbury 0.3 miles
Junction 11 (M40) 1.75 miles
Oxford 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A TWO BEDROOM FIRST FLOOR FLAT REQUIRING COMPLETE REFURBISHMENT LOCATED CONVENIENTLY FOR ACCESS TO THE TOWN, RAILWAY STATION AND HOSPITAL WITH A SHARE OF FREEHOLD AND NO UPWARD CHAIN

Communal hall and stairs, private hall, living room, kitchen/dining room, two double bedrooms, bathroom, off road parking, communal gardens, no upward chain. Energy rating F.

£145,000 SHARE OF FREEHOLD

Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Immediately after The Horton Hospital turn left at the traffic lights into Hightown Road and after approximately a quarter of a mile turn left into Valle Road. Follow the road as it bears right at the bottom and then turn left where signed Lodge Close and Greenhill Court. Take the next turning on the right and park behind the block. The flat is numbered at the rear.

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:

- * A first floor two bedroom flat with spacious accommodation which requires renovation throughout.
- * Share of freehold.
- * No upward chain.
- * Ideal investment purchase.
- * Living room with large window to front.
- * Open plan kitchen/dining room.
- * Two double bedrooms.
- * Bathroom fitted with a white suite.
- * Original fittings throughout.
- * No central heating.
- * Parking space in the communal car park at the rear and additional visitors space.

Services

Mains electricity and drainage are connected.

Local Authority

Cherwell District Council. Council tax band B.

There is a share of freehold with this property and when a sale is completed on any of the apartments in Greenhill Court the lease governing development is renewed for 999 years, There is a service charge of £1,000 per annum.

Viewing

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

Energy rating: F

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.