



30, Spencer Court, Britannia Road, Banbury, OX16 5EY  
£79,950 Leasehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings







*First floor retirement apartment offered with no onward chain, providing generous size accommodation.*

**Entrance Hallway | L shaped living/ diner | Kitchen | Double bedroom with wardrobe | Contemporary shower room | Electric heating | Double glazing | Communal living room | Communal parking | Communal gardens**

A first floor one bedroom apartment offered in excellent décor order throughout pleasantly overlooking communal gardens.

#### Accommodation

**Hallway:** Entry phone system. Door through to L shaped living/diner. Door to bedroom.

**Living/ diner:** Window overlooking garden. Electric heater. Double doors giving access to kitchen.

**Kitchen:** Range of contemporary white fronted wall and base units. Integrated electric hob. Integrated electric oven. Sink unit and drainer. Free space for fridge. Free space for freezer. Window overlooking garden. Electric heater.

**Bedroom:** Double bedroom with fitted wardrobes. Window overlooking garden. Electric heater.

**Shower room:** white suite comprising of double width shower cubicle, hand basin and vanity unit. Low level W/c. Wall fully tiled. Airing cupboard housing hot tank and immersion heater.

#### Agents Note

Service charge: £ 2,488.4 approximately per year.  
Ground rent: £ 730 approximately per year.

Lease: 125 years from December 1998 . 'This information was given to us by the current owner at the point of marketing the property and therefore should be checked with your solicitor for clarification'.

#### Spencer Court

Located in the heart of the town centre, within minutes walk of the main shopping areas, and convenient for the train and bus stations.

Residents aged 60 years and over.

Communal area and communal gardens.  
Communal parking.  
Communal lounge on ground floor.  
Communal laundrette with washing machines, dryers and ironing boards.

Guest suite available which can be booked for visiting family or friends.

A large shed is available for storing of Mobility Scooters.

**Council Tax Banding:**  
**Authority:** Cherwell District Council  
**Directions:** From Banbury Cross proceed east through the High Street and continue into George Street. Take the right turn into Britannia Road and Spencer Court is on the left hand side.

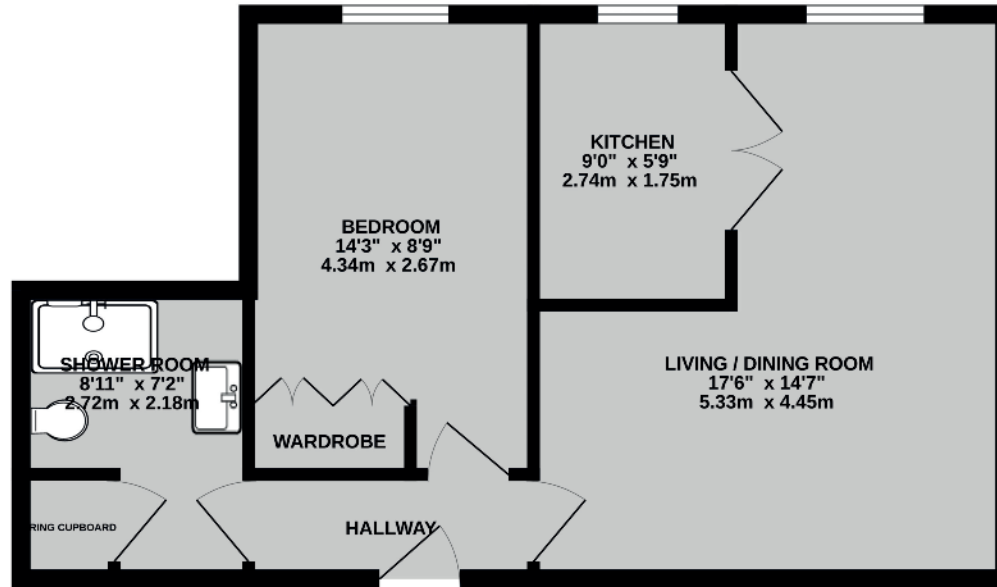








FIRST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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Viewing: Through appointment with Stanbra Powell

