



1 Chamberlaine Court, Banbury, Oxon OX17 2PA
£83,000 Leasehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A one bedroom ground floor retirement apartment.

Entrance hall | Living/dining room | Kitchen | Good size double bedroom | Shower room | Replacement radiators | Double glazing | Communal parking | Communal gardens | Communal laundry | Over 55's retirement complex | No onward chain

Located in the popular Chamberlaine Court development for the over 55's is this one bedroom apartment within easy walking distance of the town centre and many other amenities. The property is presented in good order and benefits from refitted shower room, good size bedroom, living/dining room and kitchen. Offered for sale with no onward chain.

Accommodation

Entrance via front door to entrance hallway.

Entrance hallway: Doors to all accommodation. Large storage cupboard housing hot water tank. Emergency pull cord and intercom system.

Living/dining room: UPVC box bay window to front aspect. Replacement wall mounted electric radiator. Emergency pull cord. Opening into kitchen.

Kitchen: Range of base and eye level units with laminate worktop. Built-in sink unit. Built in oven with 4 ring electric hob and extractor hood above. Tiling to splashback areas.

Bedroom one: Good size double bedroom with UPVC double glazed window to front aspect. Double wardrobe with concertina mirrored doors. Replacement wall mounted electric radiator. Emergency pull cord.

Shower room: Three piece refitted white suite comprising of low level WC, wash handbasin, good size corner shower with electric shower over, grab rails and seat. Emergency pull cord. Tiling to splashback areas. Wall mounted fan heater. Extractor fan.

Chamberlaine Court

Chamberlaine Court is located close to the town centre, Castle Quay shopping centre and canal with a bridge allowing easy access to amenities.

There is a good size communal lounge area with kitchenette where various activities are held.

Mature communal gardens.

Laundry area, and guest suite.

On site house manager with 24hr emergency helpline.

Communal parking, access via barrier with key fob.

Visitor parking.

Agents Note

Lease: Lease start date 24/6/1993.

Lease expiry date 23/6/2113.

Service charge: £1602.31 approximately half yearly.

Ground rent: £356.01 approximately half yearly.

Council Tax Banding: B

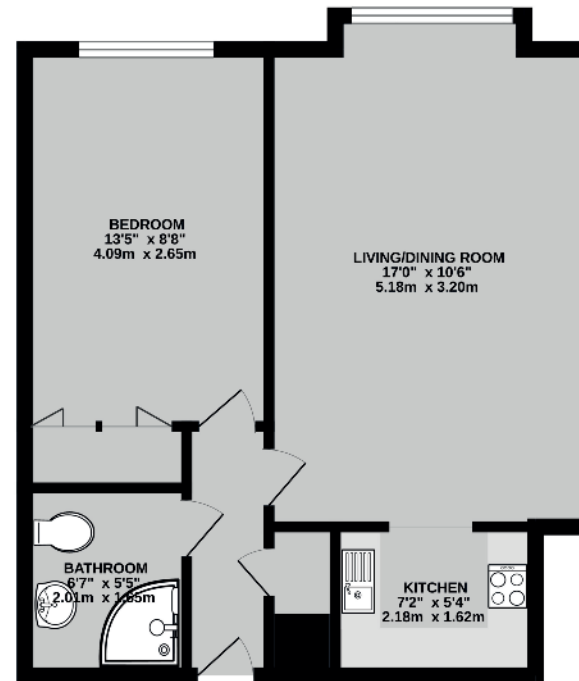
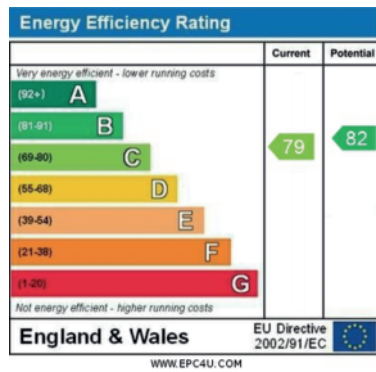
Authority: Cherwell District Council

Directions: From Banbury Cross proceed north to the traffic lights, taking the right turn into Castle Street and at the mini-roundabout turn left going over the bridge and at the next roundabout turn right into Spiceball Park Road and the apartment block can be found on the right. **(By foot:** on leaving the Castle Quay shopping centre canal side, go over the canal bridge crossing and Chamberlaine Court is in front of you).





443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metrepro 6.0.0.0

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.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

