



54 Spencer Court, Britannia Road, Banbury, Oxon OX16 5EZ
£95,000 Leasehold

Stanbra
Powell

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Property Lettings





Town centre retirement apartment.

Entrance hall | Living/Dining Room | Kitchen | Two double Bedrooms | Bathroom | Communal gardens | Communal lounge area | Residents parking

Located in the town centre is this two bedroom retirement apartment. The property benefits from an L-shaped living/dining room, kitchen, bathroom and two double bedrooms.

Accommodation

Entrance via front door to:

Entrance hallway: Cupboard housing electric fuse box. Wall mounted night storage heater. Emergency pull cord system. Airing cupboard housing hot water tank and additional shelving. Further storage cupboard.

Living/Dining room: Wall mounted night storage heater. UPVC double glazed window to the front aspect. Space for sofa suite and dining table. Emergency pull cord.

Kitchen: A range of base and eye level units. Laminate worktop. Built-in oven. Four ring electric hob with extractor hood above and sink unit. Space for under counter fridge and freezer. Tiling to splashback areas. UPVC double glazed window to the front aspect. Wall mounted fan heater. Emergency pull cord.

Bedroom one: Large double bedroom with built in wardrobes and concertina mirrored doors. Wall mounted night storage heater. UPVC double glazed window to the front aspect. Emergency pull cord.

Bathroom: Three-piece suite comprising low-level WC, wash hand basin with built-in storage underneath. Panel bath with shower over. Fully tiled walls. Extractor fan. Wall mounted fan heater. Electric towel rail.

Bedroom two: Double bedroom with UPVC double glazed window overlooking the communal gardens. Wall mounted electric panel heater. Emergency pull cord.

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.

Agents Note

Lease: 125 years from 1/12/1998.

Service charge £3766.84 per annum.

Ground rent: £736.04 per annum.

Council Tax Banding: C

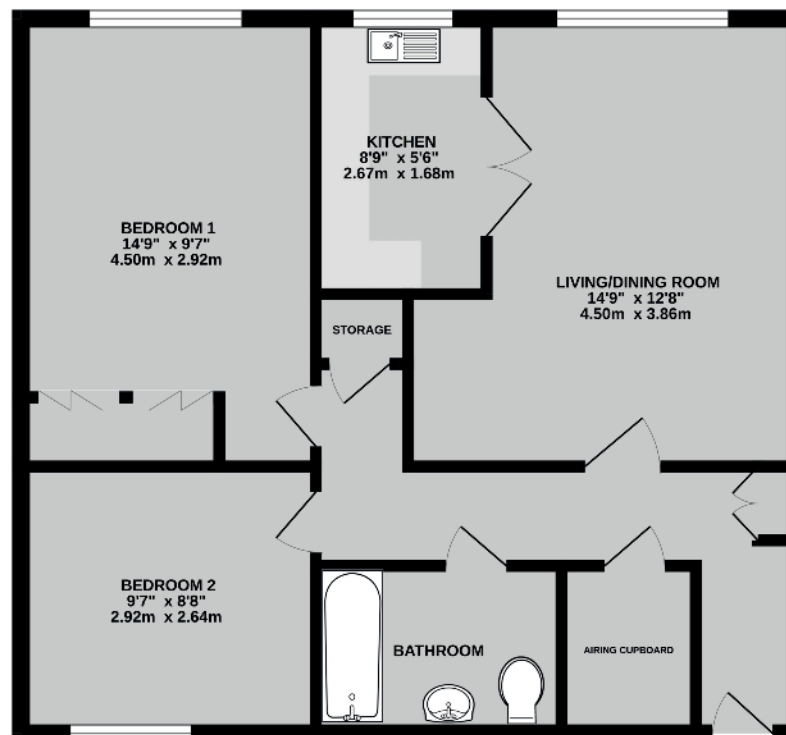
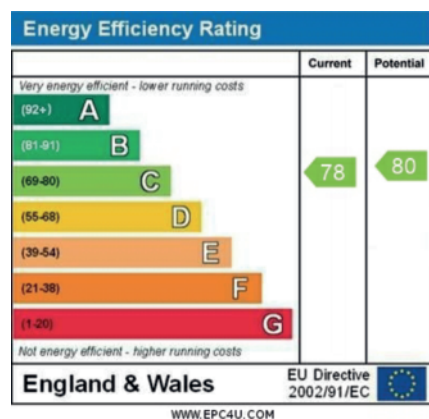
Authority: Cherwell District Council

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.





605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with: Metreplan 12/2015

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

