

## 69 Spencer Court

Britannia Road, Banbury, Oxfordshire, OX16 5EY



**PRICE: £84,950**

**Lease: 125 years from 1999**

### Property Description:

#### A THIRD FLOOR ONE BEDROOM RETIREMENT APARTMENT

Spencer Court is conveniently located within walking distance to the local high street with a range of shops. A shopping centre is being developed nearby. Bus stop within walking distance along with a Morrison's across the street which is a full size supermarket. Spencer Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 74 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property. AGENTS NOTE; In accordance with the Estate Agents Act 1979 we would like to advise you that the vendor is a relative of an employee of the FirstPort Group of companies of which Retirement Homesearch is a part of.

Residents' lounge  
Minimum Age 60  
24 hour emergency Appello call system  
Video door entry system ( linked to owner TV )

Guest Suite and Lift to all floors  
Residents car park  
Minimum Age 60  
Lease 125 years from 1999



**For more details or to make an appointment to view, please contact  
Millie & Carla**

**Ground Floor**

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 48.2 sq. metres (519.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£630.89**

**Ground Rent Period Review:**

**Next uplift 2042**

**Annual Service Charge:**

**£2488.40**

**Council Tax Band:**

**B**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.