

34 Diamond Court

153 Banbury Road, Oxford, Oxfordshire, OX2 7AA



PRICE: £220,000

Lease: 125 years from 1988

Property Description:

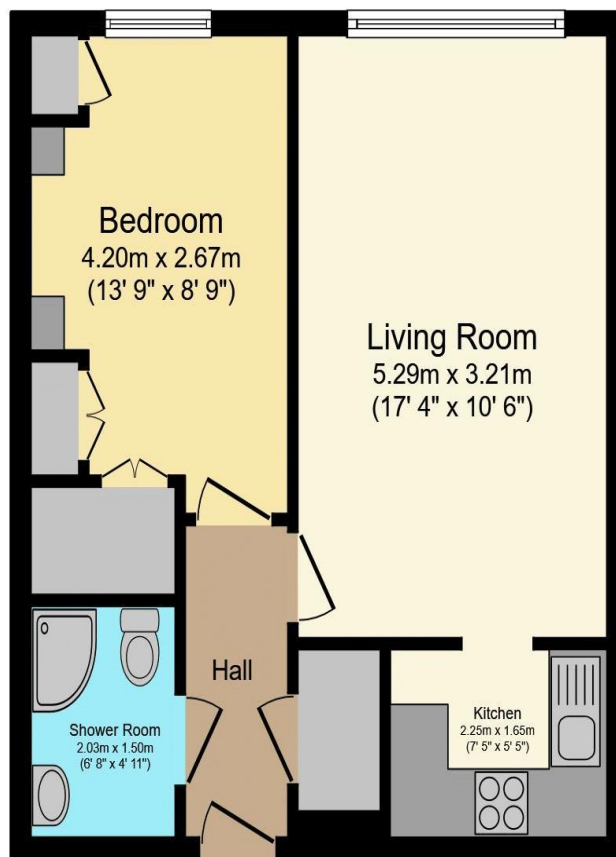
A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT BENEFITTING FROM BEING REDECORATED, RECARPETED AND OVERLOOKING THE GARDENS

Diamond Court offers independent living and was constructed by McCarthy & Stone (Developments) Ltd and comprises 57 properties arranged over 3 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.

Development Features:

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Landscaped gardens
- Minimum Age 60
- Guest Suite
- Development Manager
- Lift to all floors
- Lease 125 years from 1988

Floorplan:



Total floor area 42.1 m² (453 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Retirement Homeseach, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomeseach.co.uk

Retirement Homeseach Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



Rooms Description:

Interior Photos:

ACCOMMODATION

Front door with security spyhole leads to the....

ENTRANCE HALL

With illuminated light switch. Power point. Ceiling light point. Main door entry security system. Airing cupboard housing insulated hot water cylinder and shelving.

LIVING ROOM

Power points. TV aerial point. Emergency pull cord. Wall light points. Telephone point. An archway leads to the....

KITCHEN

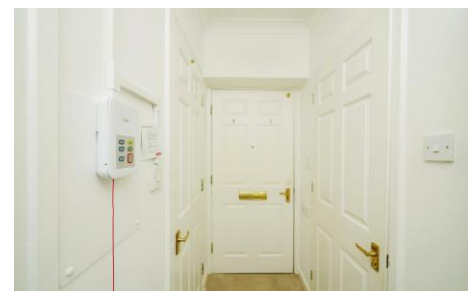
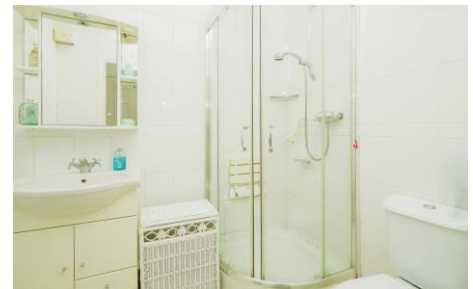
Tiled and fitted with a range of wall and base units. Stainless steel sink unit with single drainer. Cooker. Extractor fan. Fridge/freezer.

BEDROOM

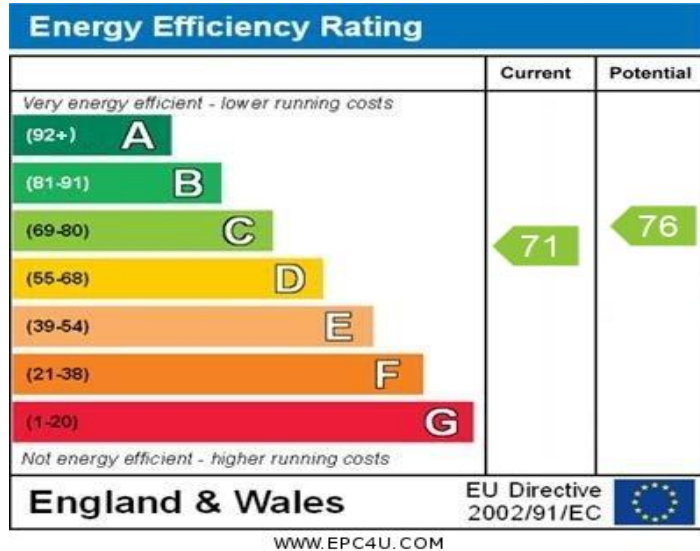
Built in wardrobe with folding mirror doors, hanging rail and shelf above. Illuminated light switch. Electric storage heater. Power points. Wall light points. Emergency pull cord.

SHOWER ROOM

Tiled and fitted shower with seat and fitted rail. WC with low level flush. Vanity unit. Emergency push button. Strip light. Extractor fan. Wall mounted electric heater. Heated towel rail.



Energy Performance Certificate:



For Financial Year Ending: 1/3/25

Annual Ground Rent: **£553.88**

Ground Rent Period Review: **2032**

Annual Service Charge: **£2,898.31**

Council Tax Band: **D**

Event Fees: **1% Transfer 0% Contingency**

For more details or to make an appointment to view, please contact

Millie & Carla



 **01425 632291**  **millie.carla@retirementhomesearch.co.uk**

Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

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.

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