



Connells

Spencer Court Britannia Road
Banbury



Property Description

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.

Entrance Hall

Lounge

17' 9" x 10' 6" (5.41m x 3.20m)

Double glazed windows to the rear and side

Bedroom One

11' 7" x 9' 3" (3.53m x 2.82m)

Double glazed window to the rear overlooking gardens, Electric heater, Double mirrored wardrobe

Bedroom Two

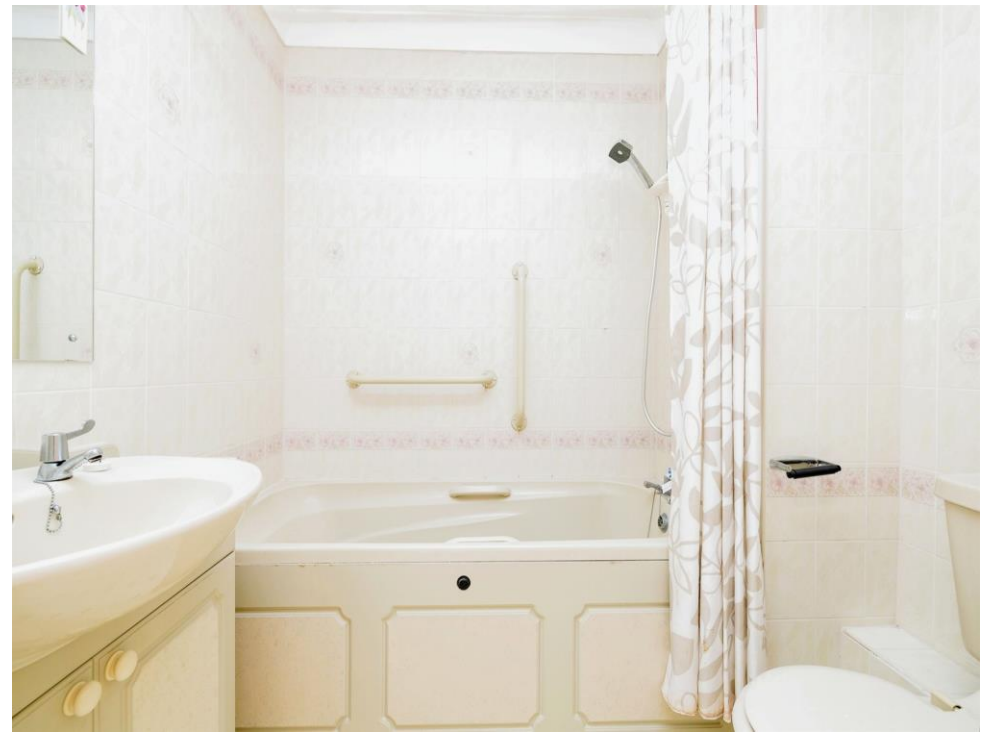
13' x 9' 1" (3.96m x 2.77m)

Double glazed window to the rear

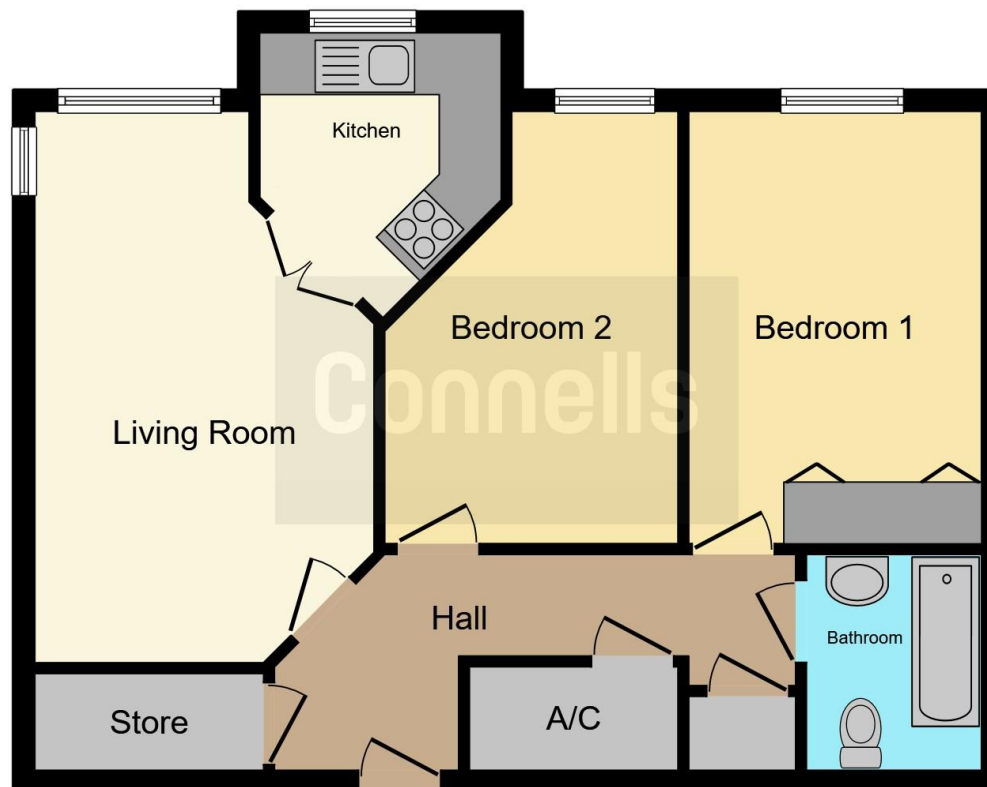
Bathroom

Vanity wash hand basin; low level wc; bath with shower; electric fan heater









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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33 Bridge Street
BANBURY OX16 5PN

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN308595

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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