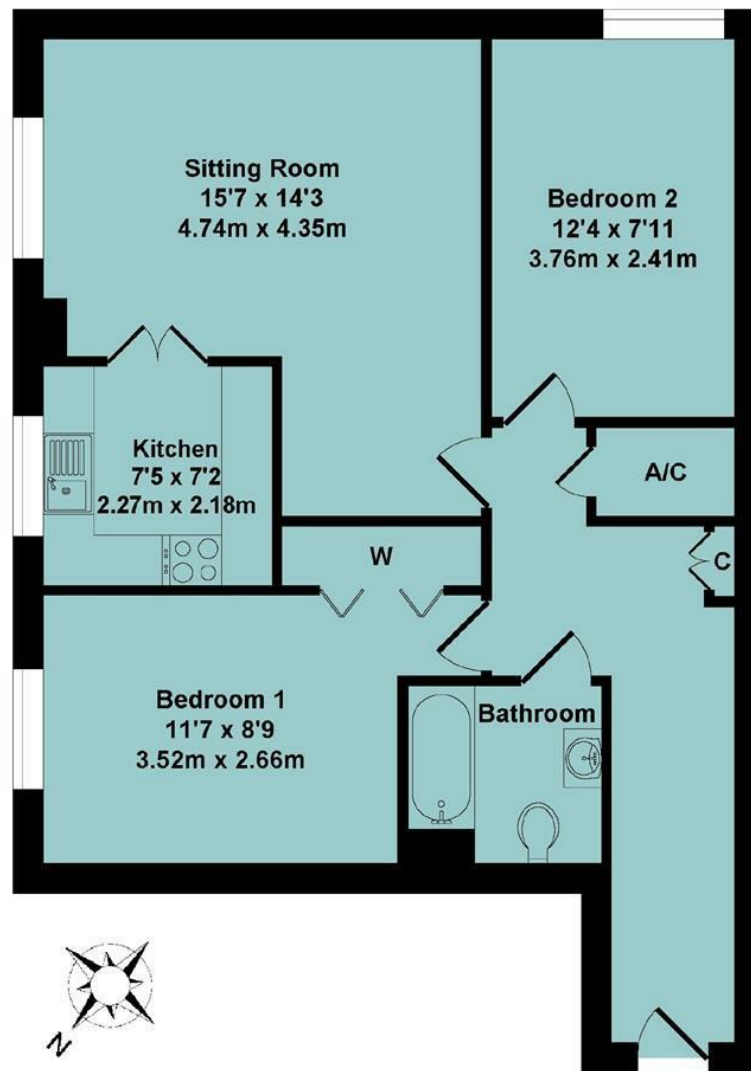


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Total Approx. Floor Area 629 Sq.Ft. (58.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(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	

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



65 Spencer Court
Banbury



65 Spencer Court, Banbury, Oxfordshire, OX16 5EZ

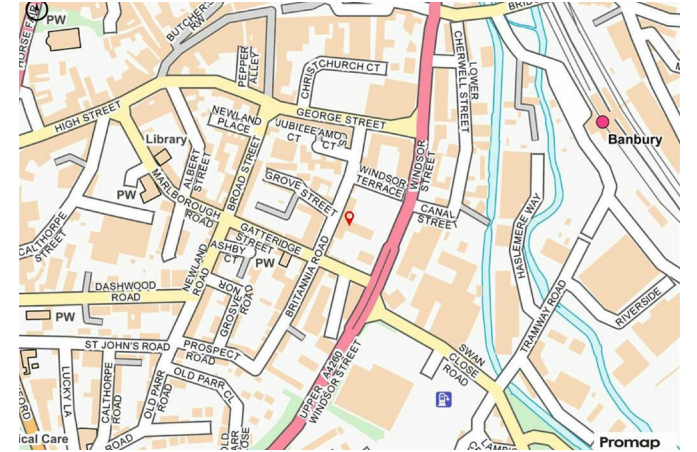
Approximate distances

Banbury town centre 0.2 miles
Banbury railway station 0.75 miles
Junction 11 (M40 motorway) 1.5 miles
Oxford 22 miles
Stratford upon Avon 19 miles
Leamington spa 18 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A TWO BEDROOM RETIREMENT APARTMENT IN THIS CONVENIENTLY LOCATED WARDEN ASSISTED DEVELOPMENT IN THE TOWN CENTRE WITHIN WALKING DISTANCE OF THE RAILWAY STATION.

Communal hall, private entrance hall, sitting room, kitchen, two bedrooms, bathroom, communal residents lounge, kitchen, laundry, south facing gardens and parking. Energy rating C.

£100,000 LEASEHOLD



Directions

From Banbury town centre proceed via the High Street into George Street and before the main set of traffic lights turn right into Britannia Road and Spencer Court will be found after a short distance on the left. Proceed through the arch into the communal parking area.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

The Property

65 SPENCER COURT forms part of this well served complex of retirement apartments situated in the town centre. This is a third floor apartment and is complemented by a range of communal facilities, House Manager, closed circuit television for security, and there are south facing gardens to the rear.

A floorplan has been prepared to show the room sizes and layout of the property as detailed below. Some of the main features are as follows:

* A third floor two bedroom retirement apartment.

Brand New Carpets Throughout.

Brand New Bathroom.

Re-decorated Throughout.

* Close to all the town centre amenities.

* Within walking distance of the railway station.

* Communal lobby and entrance where there is a Manager's office, access into the communal residents lounge and kitchen. A short walk to the communal laundry and lift to the upper floors.

* Private L-shaped hall with door to the sitting room with window to front.

* Kitchen with a range of base and eye level units incorporating a built-in oven and hob, space for fridge and freezer, window to front.

* Main double bedroom with window to side and second double/large single bedroom with window to front.

* Bathroom with a suite comprising panelled bath with shower unit over and fully tiled surround, wash hand basin and WC, fully tiled walls, heated towel rail, wall mounted heated.

* Communal well tended south facing gardens.

* Communal off road parking.

Leasehold

The property is held on a 125 year lease which commenced on 01.12.1998. Service charge is approximately £3,732.62 per annum. Ground rent £736.04 per annum

Services

All mains services are connected with the exception of gas.

Age Restriction

Residents must be over the age of 60 years or in the event of a couple purchasing one must be over the age of 60 and the other over 55.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: C

A copy of the full Energy Performance Certificate is available on request.