

**Agents Note**

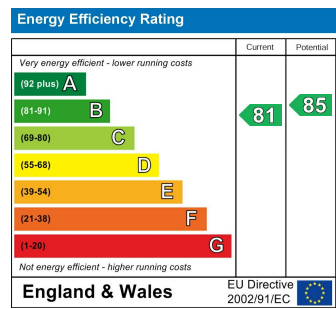
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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

**Survey & Valuation**

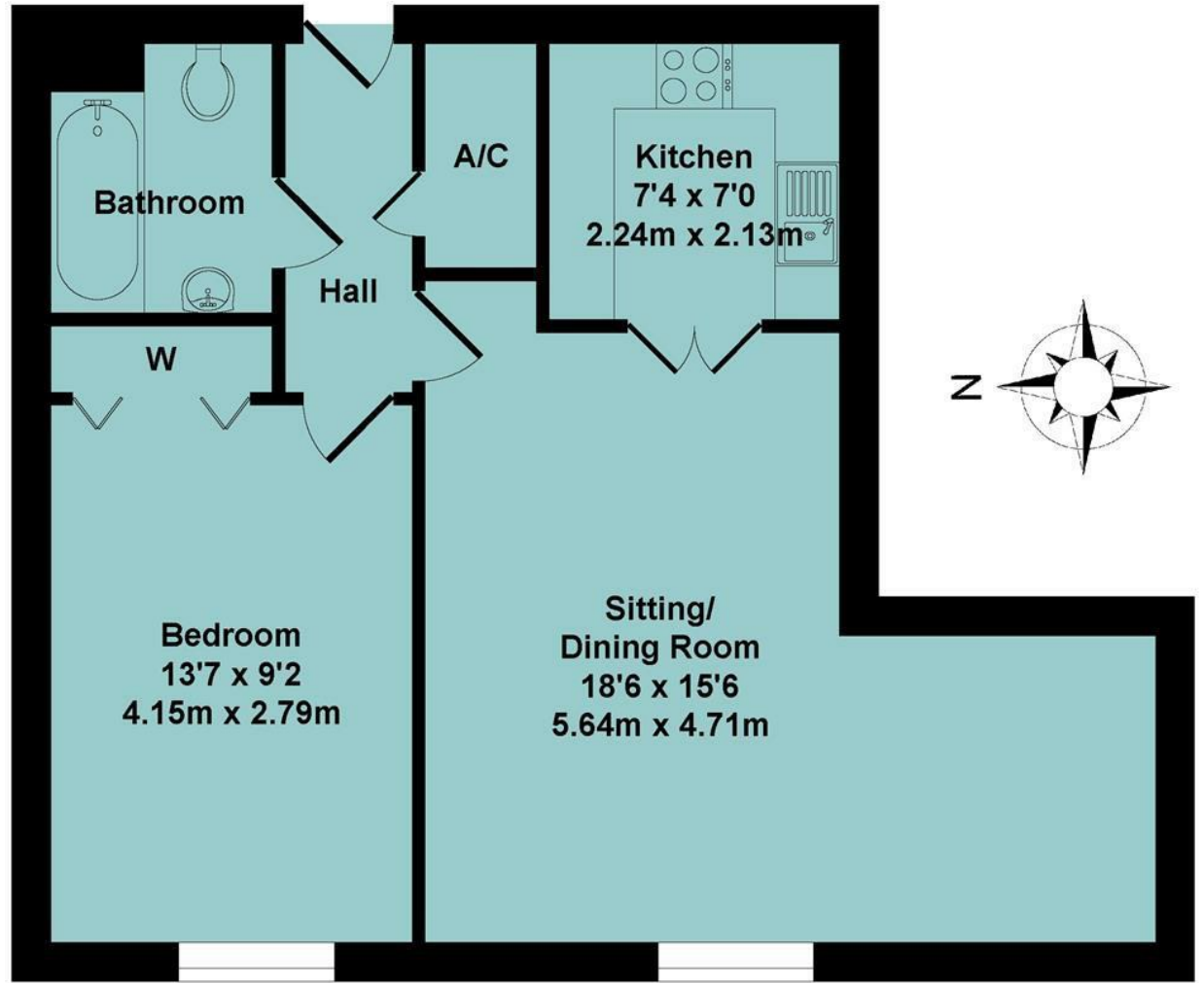
Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

**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.



**Second Floor**



**Total Approx. Floor Area 517 Sq.Ft. (48.0 Sq.M.)**  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



**69 Spencer Court  
Banbury**





# 69 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 ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT RECENTLY REDECORATED AND CARPETED THROUGHOUT WITH WARDEN ASSISTANCE. CONVENIENTLY LOCATED IN THE TOWN CENTRE WITHIN WALKING DISTANCE OF THE RAILWAY STATION. WITH NO ONWARD CHAIN.**

**Communal hall, large private entrance hall, large L shaped sitting room, kitchen, one bedroom, bathroom, communal residents lounge, laundry, south facing gardens and parking. Energy rating B.**

**£84,950 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.

## Banbury

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.

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

\* 69 SPENCER COURT forms part of this well served complex of retirement apartments situated in the town centre. This is a top 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.

\* 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.

\* Entrance hall with intercom system, and storage cupboard.

\* A larger than average L shaped lounge with double glass doors opening into the kitchen and a room for a dining table and chairs.

\* The kitchen is fitted with a range of base and eye level units with a fitted oven and space for a fridge and freezer.

\* The bedroom is fitted with a large wardrobe with mirrored doors.

\* A three piece bathroom suite comprising of low level WC, Wash hand basin with built-in storage, panelled bath with shower over and fully tiled walls.

The property is held on a 125 year lease which commenced on 01.12.1998.

Service charge is approximately £2,488.40 per annum. Ground rent £630.88 per annum.

## Services

All main 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: B

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