



69 Spencer Court

Banbury

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.

£69,950 LEASEHOLD



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.

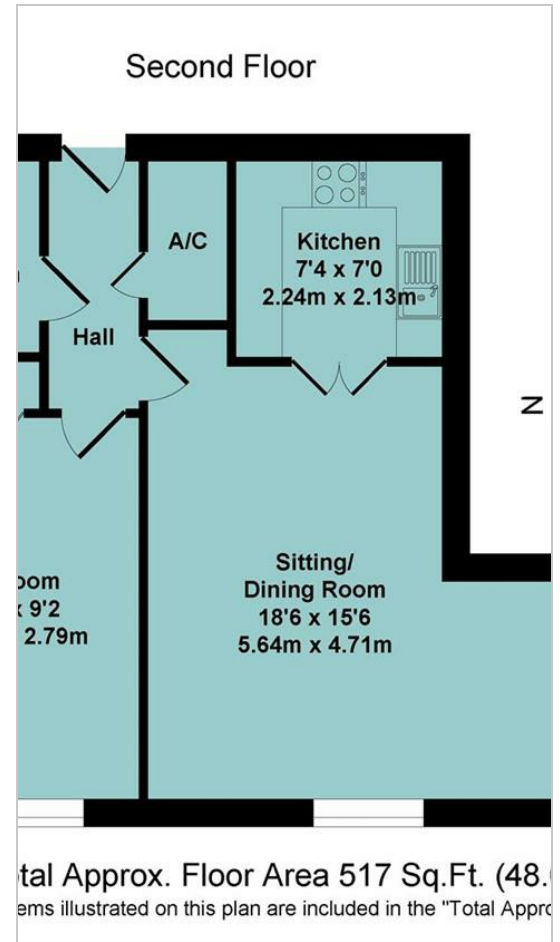
Energy rating: B

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

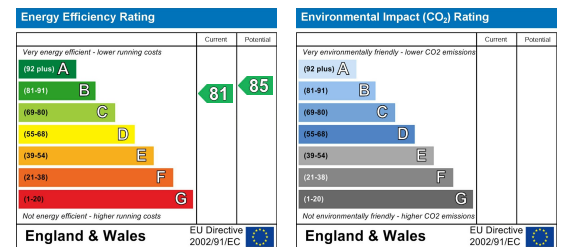
Area Map



Floor Plans



Energy Efficiency Graph



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