



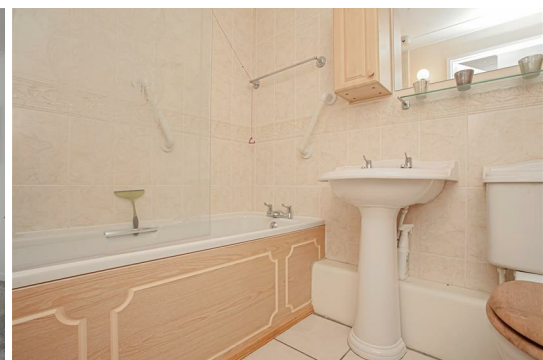
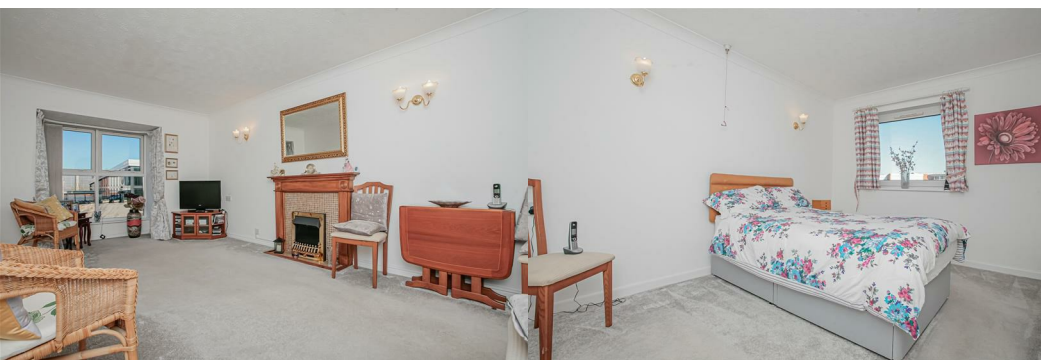
50 Chamberlaine Court

Banbury

A WELL PRESENTED SECOND FLOOR ONE BEDROOM RETIREMENT APARTMENT IN THIS DESIRABLE COMPLEX WHICH BACKS ONTO THE OXFORD CANAL AND HAS AN EXCEPTIONALLY CONVENIENT LOCATION YARDS FROM SUPERMARKET, LEISURE, FURTHER RETAIL OUTLETS AND WITHIN WALKING DISTANCE OF THE RAILWAY STATION

Communal hall, stairs and lift, private hall, living room, kitchen, bedroom, bathroom, modern fittings throughout, excellent communal facilities and gardens overlooking the canal, no upward chain. Energy rating B.

£89,500 LEASEHOLD



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.

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:

- * A well presented second floor retirement apartment with neutral décor throughout and a range of modern fittings.
- * Located in the highly regarded canalside development in the town centre close to The Light leisure complex including multiplex cinema and the new supermarket as well as being convenient for the railway station.
- * An excellent range of communal facilities which include a manager, laundry, large residents lounge and kitchenette, communal south facing gardens overlooking the adjacent Oxford Canal, communal car park.
- * Hall with built-in airing/storage cupboard, security entry phone and emergency buzzer system with pull cords around the apartment to alert the manager or a centralised emergency call system. Replacement doors open to the rooms.
- * Living room with window to front, fireplace with fitted electric fire and semi open plan access to the kitchen.
- * Kitchen fitted with a modern range of limed oak units incorporating a built-in oven, ceramic hob with filter hood over, glazed wall cabinets, integrated fridge, fully tiled walls, ceramic tiled floor, extractor.
- * Double bedroom with window to front, built-in double wardrobe and wall light points.
- * Bathroom fitted with a white suite comprising panelled bath with mixer taps, separate electric shower unit over and fully tiled surround, wash hand basin and WC, wall cabinets, ceramic tiled floor, half tiled walls, extractor.
- * Large communal residents lounge and kitchenette.
- * Communal laundry.
- * Communal south facing gardens to side and rear with outlooks to the canal.
- * Communal off street parking.
- * Manager's office.
- * Guest suite available by reservation.
- * Communal off road parking.
- * No upward chain.

Leasehold

The Lease expires 23/06/2113 (89 years left)

Ground rent - £227.94 every 6 months

Service charge - £1,419.50 every 6 months.

Viewing

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

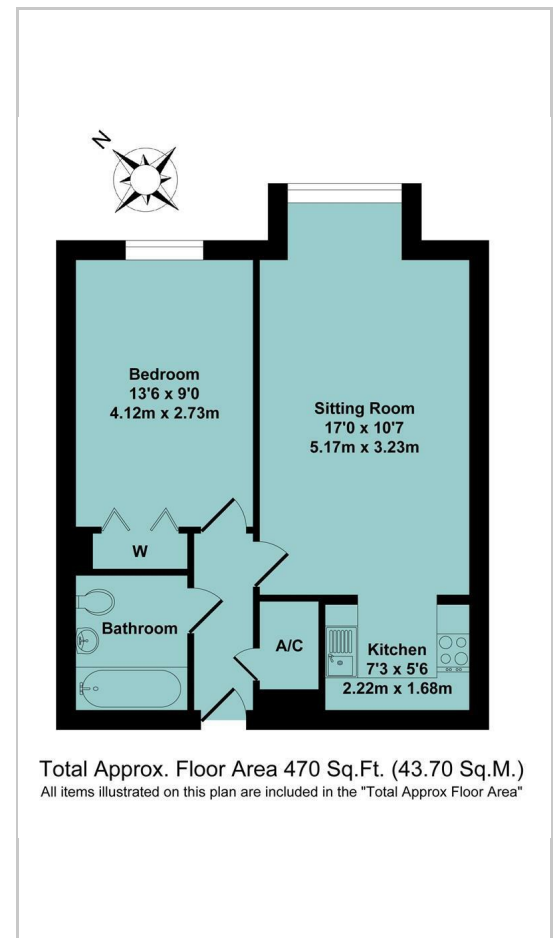
Energy rating: B

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

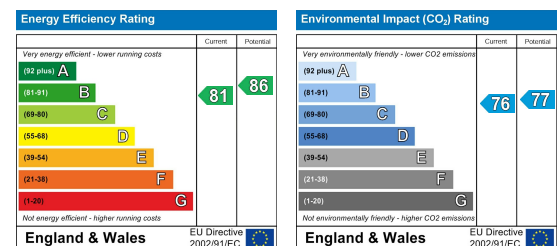
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.