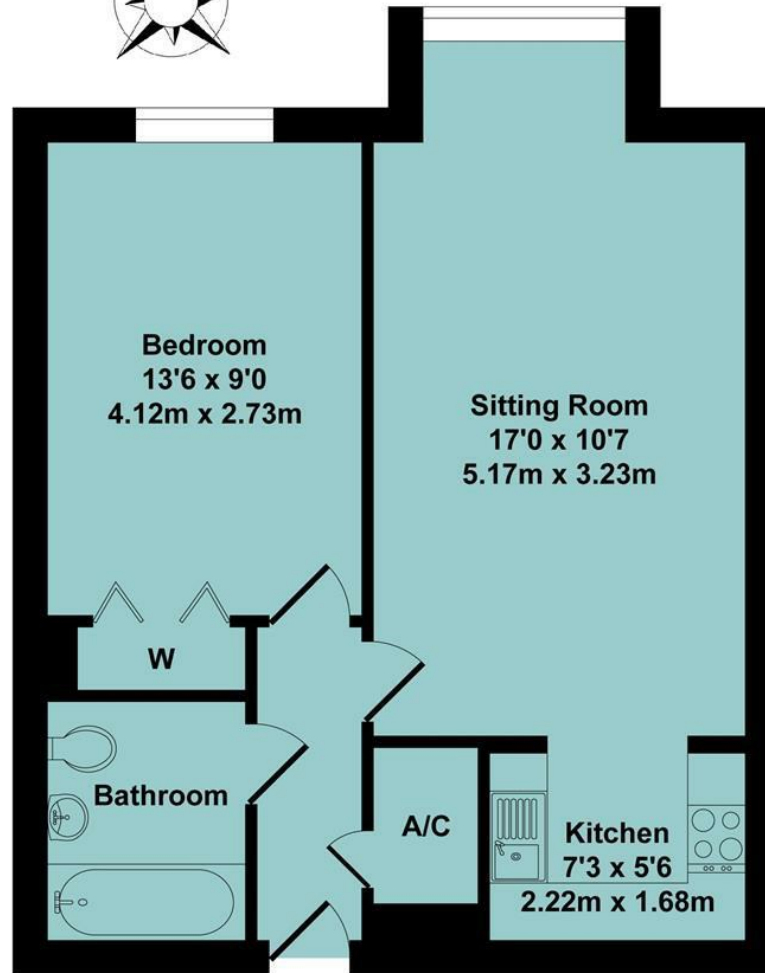
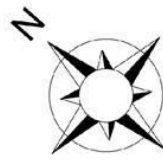


**Agents Note**

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 470 Sq.Ft. (43.70 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		81	86
(69-80) C			
(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.



50 Chamberlaine Court  
Banbury





# 50 Chamberlaine Court, Banbury, Oxfordshire, OX16 2PA

## Approximate distances

Banbury town centre 0.2 miles  
 Banbury railway station 0.5 miles  
 Junction 11 (M40 motorway) 1 mile  
 Oxford 22 miles  
 Stratford upon Avon 20 miles  
 Leamington Spa 19 miles  
 Banbury to London Marylebone by rail 55 mins  
 Banbury to Birmingham by rail approx. 50 mins  
 Banbury to Oxford by rail approx. 19 mins

**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.**

**£69,750 LEASEHOLD**



## Directions

From Banbury Cross proceed via Horsefair and into North Bar. Turn left at the traffic lights into Castle Street and bear left at the mini roundabout and right at the next mini roundabout into Spiceball Park Road. Chamberlaine Court will be found after a short distance on the right. Number 50 is a second floor apartment.

## 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.