

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 672 Sq.Ft. (62.40 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		82	82
(81-91) B			
(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	

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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.



**Flat 14 Stanbridge House, Ruskin Road
 Banbury**



Flat 14 Stanbridge House, Ruskin Road, Banbury, Oxfordshire, OX16 9FZ

Approximate distances

Banbury town centre 1 mile
Banbury railway station 1.5 miles
Junction 11 (M40 motorway) 2.5 miles
Oxford 21 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 RARE OPPORTUNITY TO ACQUIRE A GROUND FLOOR TWO BEDROOM RETIREMENT APARTMENT OPENING DIRECTLY ONTO THE GARDEN

Communal entrance/lift/stairway, hall, sitting room, kitchen open plan to the living room, two double bedrooms, wet room, gas underfloor heating, double glazing, communal facilities including lovely communal south facing gardens, full time manager, peace of mind alarm system, individual/central fire alarm monitoring. Energy rating B.

£168,750 FOR A 75% SHARE (LEASEHOLD)



Directions

From Banbury Cross proceed in a southerly direction via South Bar to the traffic lights. Turn right where signposted to Chipping Norton into the Bloxham Road (A361). Take the third turning on the left into Springfield Avenue and then first right into Ruskin Road. Stanbridge House will be found almost immediately on the left hand side where car parking and the main entrance can be found at the rear.

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:

* Stanbridge House is a modern retirement development located within walking distance of the town centre. It offers a range of communal facilities together with care and support services if required. It is available to those aged 55 years and over. Only 10 of the apartments are privately owned therefore this represents a rare opportunity as the remainder are rented. Please note that although we are offering a 75% share of the property there is no rent payable on the remaining 25%.

* The spacious two bedroom ground floor apartment is very well positioned with direct access to the rear garden. There are lovely landscaped gardens to the rear with a southwesterly aspect featuring a beautiful mature Oak tree as a centrepiece. The apartment is well equipped and complemented by gas underfloor heating, modern kitchen and wet room.

* A rare opportunity to buy one of these spacious two bedroom retirement apartments within walking distance of the town and hospital.

* An exceptional range of communal facilities and landscaped southwesterly facing garden to the rear.

* Large hall with built-in storage cupboard and intercom.

* Sitting room with patio doors opening onto the rear garden and open access to the kitchen.

* Kitchen fitted with a range of wood effect units incorporating a built-in eye level oven, separate hob and extractor, space for fridge/freezer.

* Two double bedrooms.

* Wet room with walk-in shower area, wash hand basin and WC, half tiled walls, heated towel rail.

* Gas underfloor heating and double glazing.

* An exceptional range of communal facilities including lift, very large communal residents lounge and kitchenette, laundry, guest suite, ICT room, further lounge, hair salon, mobility scooter store and charging area, southwest facing landscaped gardens featuring a beautiful mature Oak Tree. A wide range of social activities are available.

Services

All mains services are connected.

Leasehold details

The property is held on a 125 year lease which commenced in 2012. There is a monthly service charge of £450.99 which includes gas and water usage, maintenance of communal areas, core manager costs and building insurance. * There is an additional peace of mind charge of £67.20 per month which covers extra care for the provision of night staff 10pm - 7am 365 days per annum, emergency assistance of outside staff 24 hours a day and emergency personal care and assistance in communal areas and during activities.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

EPC

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