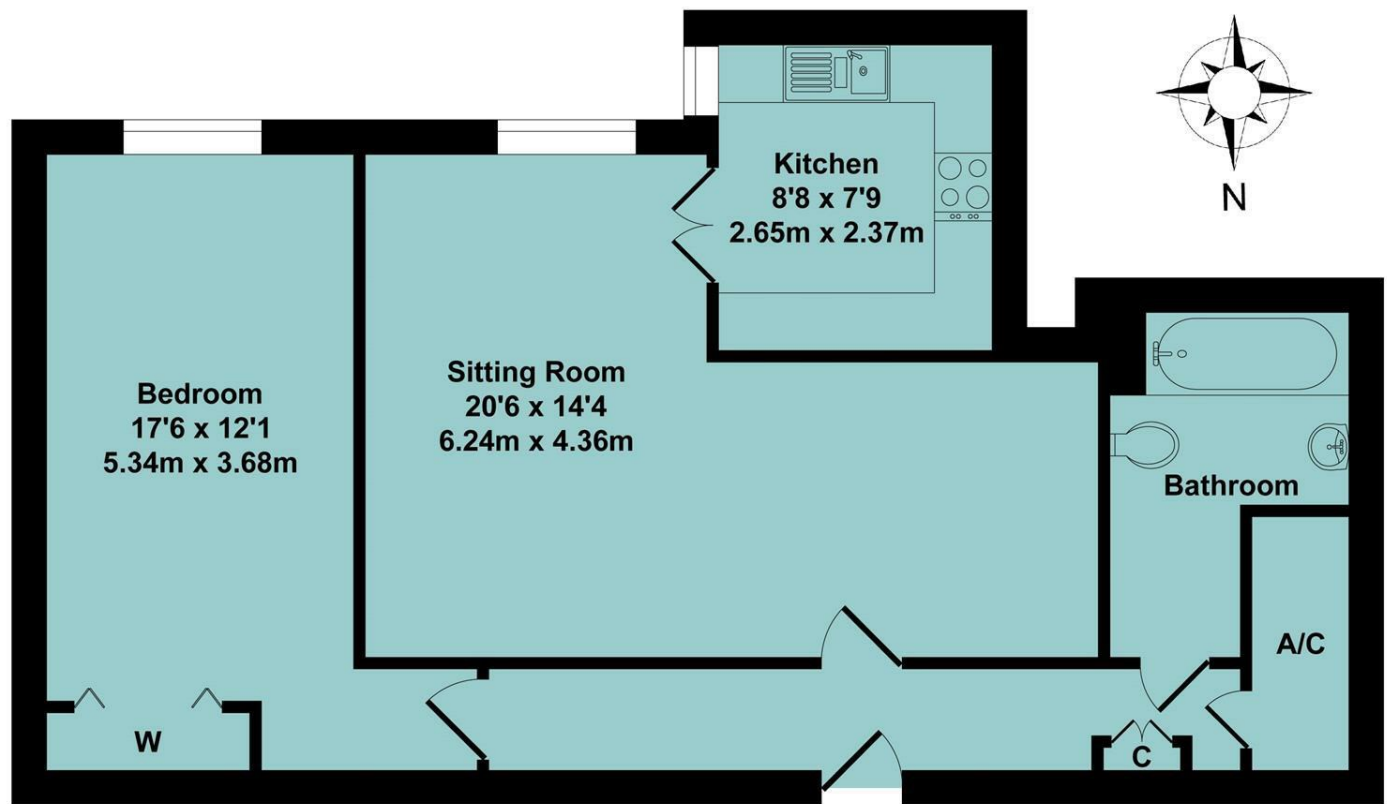


**Agents Note**

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 622 Sq.Ft. (57.8 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		85	87
(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.



51 Spencer Court  
Banbury



# 51 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 FIRST FLOOR RETIREMENT APARTMENT IN THIS CONVENIENTLY LOCATED WARDEN ASSISTED DEVELOPMENT A VERY SHORT WALK FROM THE TOWN CENTRE

Communal entrance hall, private entrance hall, lounge/diner, kitchen, double bedroom, bathroom, communal lounge, communal gardens, no onward chain. Energy rating B.

£80,000 FREEHOLD



### 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.

### 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:

### The Property

51 SPENCER COURT forms part of this well served complex of retirement apartments situated in the town centre. This is a first floor apartment complemented by a range of communal facilities, House manager, CCTV security and south facing communal gardens to the rear.

\* Communal lobby and entrance where there is a Manager's office, access to communal resident's lounge and kitchen, a short walk to the communal laundry and lift to the upper floors.

\* Entrance hall with intercom system and airing cupboard.

\* Spacious sitting/dining room with window overlooking the gardens and space for table and chairs.

\* Kitchen fitted with a range of base and eye level units with worktop over, space for under counter fridge and freezer, integrated oven with hob, window overlooking the gardens.

\* Double bedroom with built-in wardrobes and window overlooking the gardens.

\* Bathroom fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, fully tiled walls, extractor fan, heated towel rail.

### Age restriction

Residents must be over the age of 60 or in the event of a couple purchasing one must be over the age of 60 and the other over 55.

\* Communal well tended south facing gardens.

\* Communal off road parking.

### Leasehold

The property is held on a 125 year lease which commenced on 1st December 1998. Service charge TBC. Ground rent TBC.

### Services

All mains services are connected with the exception of gas.

### Local Authority

Cherwell District Council. Council tax band B.

### 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.