



30 Chamberlaine Court

Banbury

A WELL PRESENTED FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT IN THIS DESIRABLE COMPLEX WHICH BACKS ONTO THE OXFORD CANAL AND HAS AN EXCEPTIONALLY CONVENIENT LOCATION YARDS FROM A 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, excellent communal facilities and gardens overlooking the canal, no onward chain. Energy rating B.

£87,500 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:

- * Located in the highly regarded canalside development in the town centre close to The Light leisure complex including multiplex cinema and a new supermarket as well as being convenient for the railway station.
- * An excellent range of communal facilities which include a Manager, large residents lounge, laundry 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 House Manager or the centralised emergency call system.
- * Living room with window to front, fireplace with fitted electric fire and semi open plan access to kitchen.
- * Kitchen comprising base units, integrated oven and hob, space for fridge freezer.
- * Double bedroom with window to front and built-in wardrobe.
- * Modern bathroom with walk-in shower cubicle, WC, wash hand basin and extractor fan.
- * Large communal residents lounge and kitchenette, communal laundry, communal south facing gardens to the side, rear with outlooks over the canal.
- * Communal off street parking.
- * Manager's office.
- * Guest suite available by reservation.
- * No onward chain.

Leasehold information

Lease expires on 23/06/2113. Service charge £2901.12 per annum. Ground rent £712.02 per annum.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

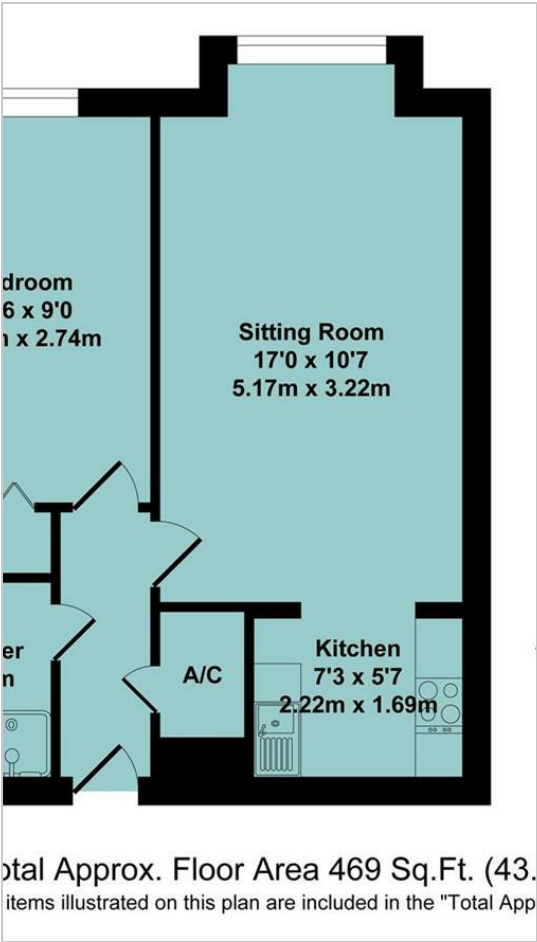
Energy rating: B

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

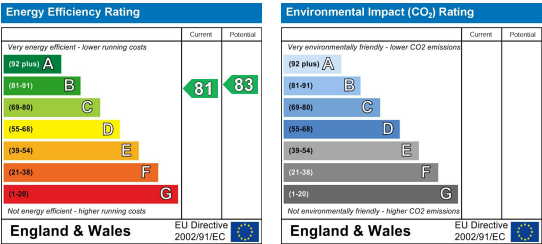
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.