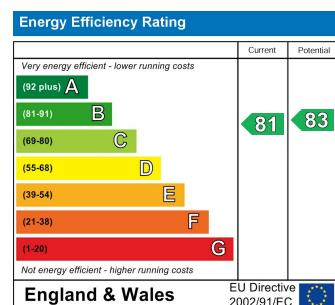
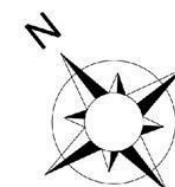
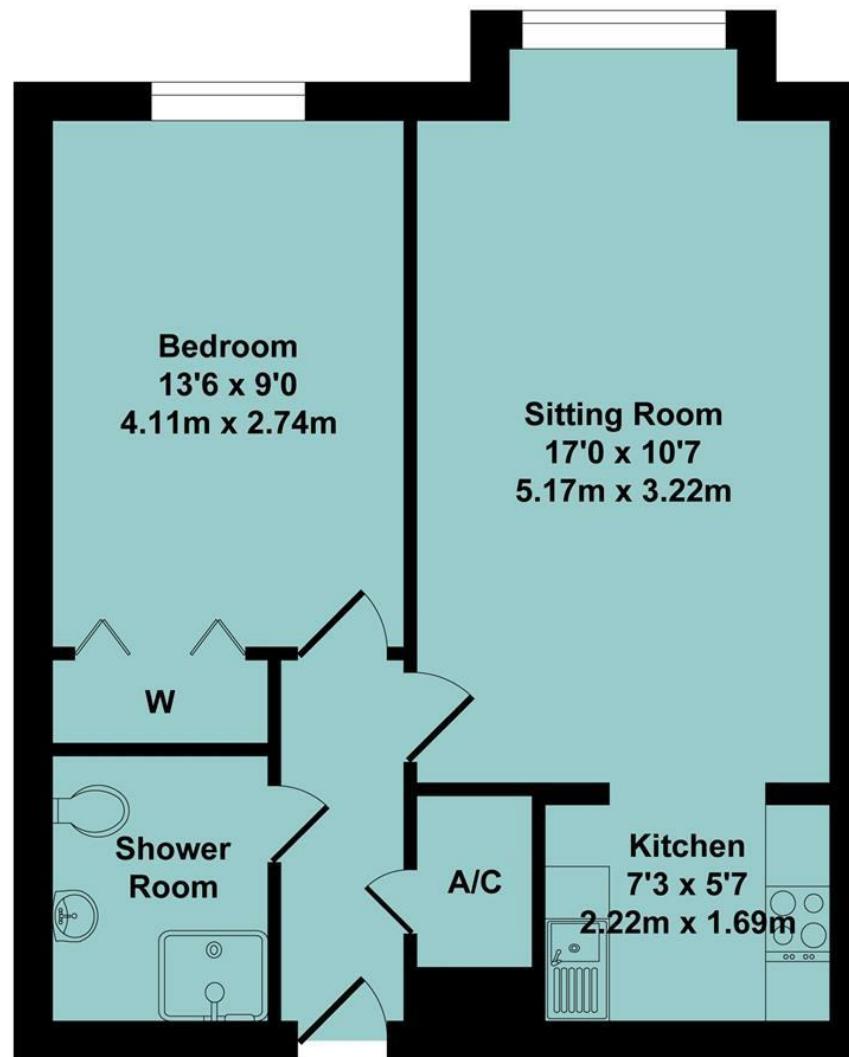


Agents Note

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 469 Sq.Ft. (43.60 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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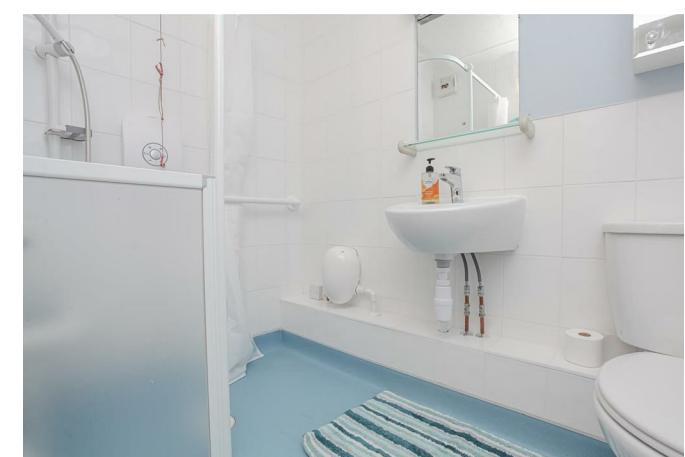
Approximate distances

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 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



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 30 is a first 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:

- * 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.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

