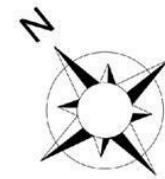
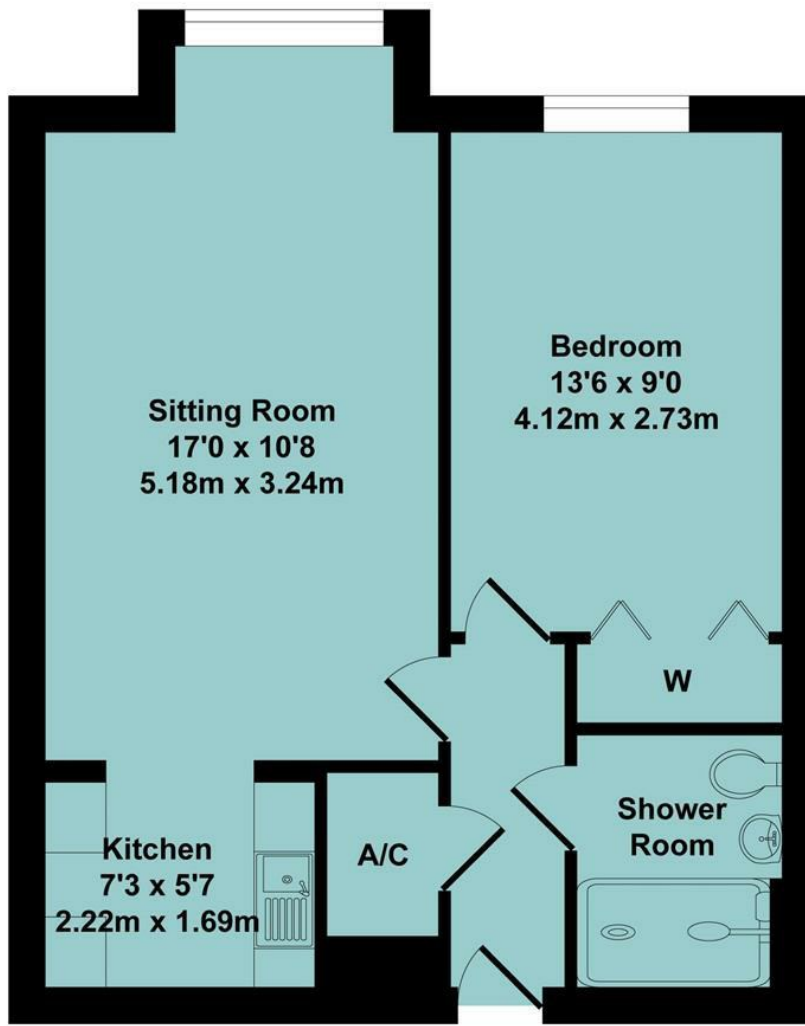


**Agents Note**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	86
(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	

Total Approx. Floor Area 475 Sq.Ft. (44.10 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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.



34 Chamberlaine Court, Spiceball Park Road  
Banbury





## 34 Chamberlaine Court, Spiceball Park Road, Banbury, Oxfordshire, OX16 2PA

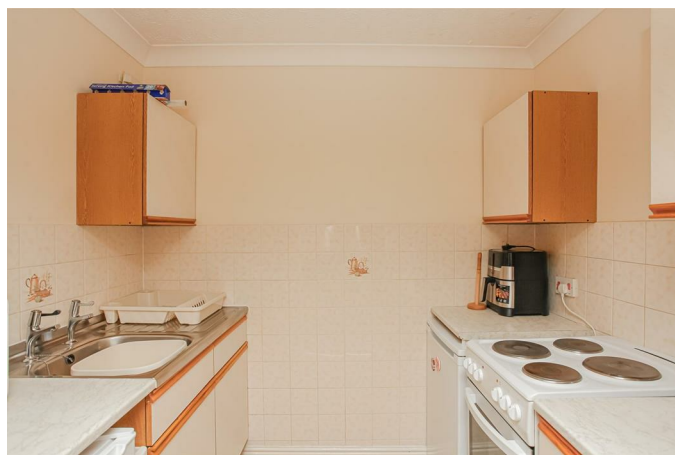
### Approximate distances

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 ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT IN THIS POPULAR COMPLEX ADJACENT TO THE CANAL WITHIN EASY WALKING DISTANCE OF SHOPS, RESTAURANTS, CINEMA COMPLEX AND TOWN CENTRE**

**Communal hall, stairs and lift, private hall, living room, kitchen, double bedroom, re-fitted modern shower room, good range of communal facilities and south facing gardens overlooking the canal, no upward chain. Energy rating B.**

**£75,000 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.

### 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 one bedroom first floor retirement apartment within this highly regarded canalside development in the town centre.

\* Within easy walking distances of shops, The Light leisure complex including multiplex cinema and a recently opened supermarket as well as being convenient for the railway station.

\* 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 parking to front.

\* 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 bay window to front, fireplace and semi open plan access to the kitchen.

\* Kitchen with a range of base and eye level units, electric cooker point, space for fridge and freezer, single drainer sink.

\* Spacious double bedroom with window to front, built-in wardrobe and wall light points.

\* Modern re-fitted shower room fitted with a white suite comprising a very large fully tiled shower cubicle, wash hand basin and WC, extractor.

\* Neutral décor throughout.

\* Guest suite available by reservation.

### Services

All mains services are connected with the exception of gas. Heating is by way of electric night storage.

### Leasehold Information

The property is held on a 120 year lease which commenced on 24th June 1993. There is an annual service charge of £2,901.12 and an annual ground rent of £712.

### 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.

### Local Authority

Cherwell District Council. Council tax band

