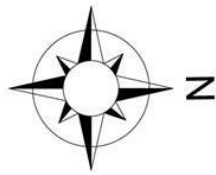
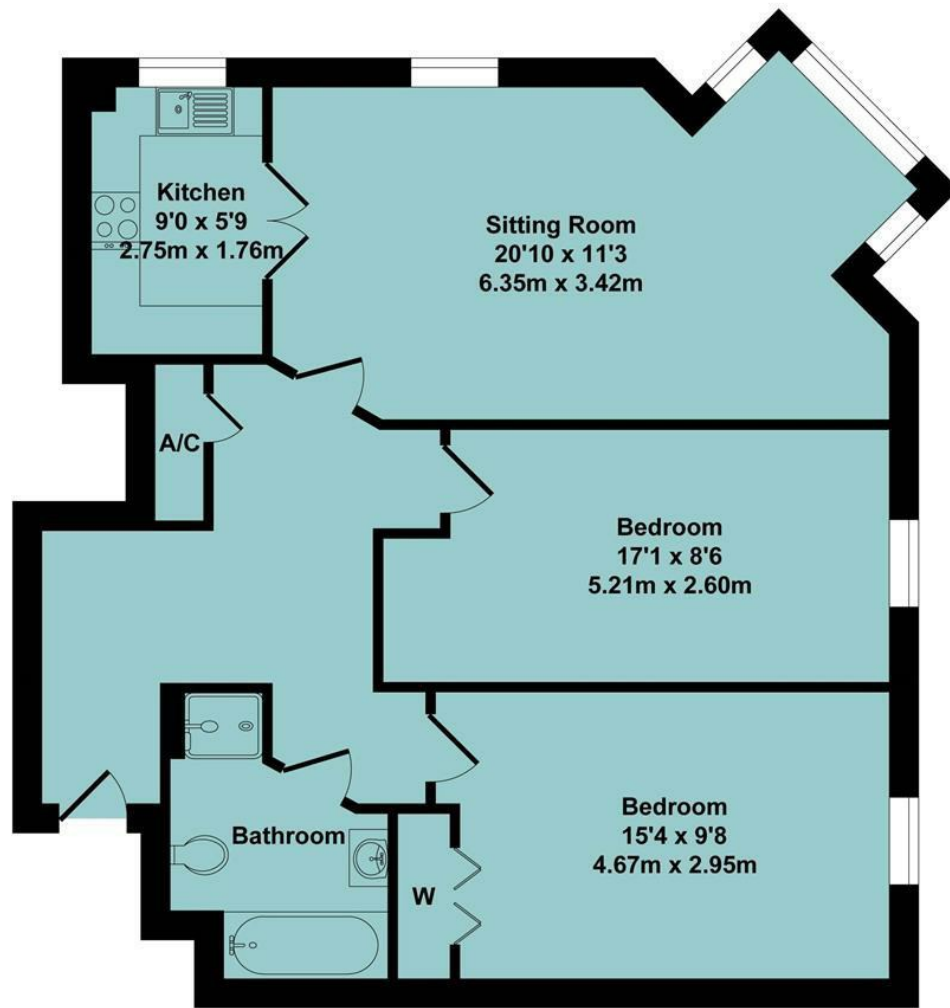


**Agents Note**

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 786 Sq.Ft. (73.0 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                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 80                      | 80        |
| (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.



**15 Merisham Court  
 Banbury**





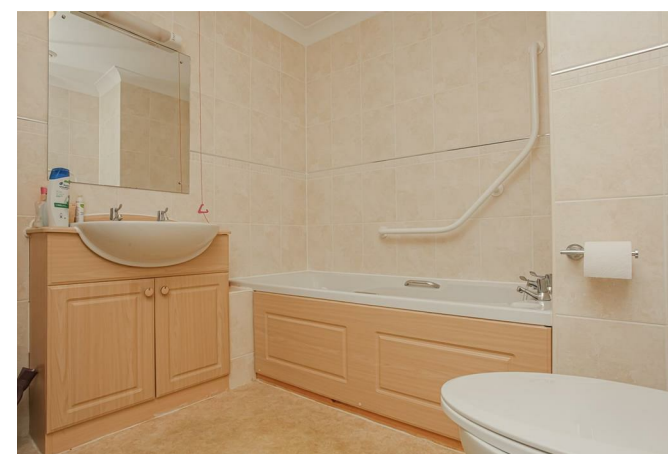
# 15 Merisham Court, Banbury, Oxfordshire, OX16 2AT

Approximate distances  
Banbury town centre 0.2 miles  
Banbury railway station 0.75 miles  
Junction 11 (M40) 1.5 miles  
Stratford upon Avon 19 miles  
Oxford 21 miles

## A FIRST FLOOR TWO DOUBLE BEDROOM RETIREMENT APARTMENT IN AN EXCEPTIONALLY CONVENIENT LOCATION

Communal entrance and hall, private hall, sitting/dining room, kitchen, two double bedrooms, bathroom, communal lounge, laundry, guest room, gardens and car parking. Energy rating C.

Offers Over £140,000 LEASEHOLD



### Directions

From Banbury Cross proceed via Horse Fair into North Bar and continue straight on at the traffic lights into Southam Road (A423). After a short distance turn right into School Lane and take the first turning right where signposted to Merisham Court. Follow the sign to the parking area on the right and Merisham Court will be found 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 purpose built first floor two bedroom retirement apartment located in an exceptionally well served modern development constructed in 2009 which is within walking distance of the town centre and accessible for supermarkets and railway station.

\* Communal entrance hall.

\* Spacious entrance hall with access to airing cupboard.

\* Spacious lounge/dining room with two windows allowing in lots of light.

\* Modern kitchen including integrated oven, hob, dishwasher, fridge and freezer.

\* Master bedroom is a double, over looking School Lane, with integrated wardrobe.

\* Second bedroom is also a double with built-in wardrobes and over looks School Lane.

\* Bathroom comprising of walk-in shower cubicle, WC, wash hand basin, bath and extractor fan.

\* Excellent communal facilities including residents lounge with direct access to landscaped gardens and kitchenette, laundry, guest room with en-suite, attractive gardens and parking area.

\* Attractive communal gardens to the front.

\* Communal off road parking.

\* House Manager and emergency telephone system.

The property is held on a 125 year lease which commenced on 1st January 2009. Annual ground rent £888.91 (charged half yearly in advance). Service charge £413.52 per month

**Local Authority**  
Cherwell District Council. Council tax band C.

**Services**  
All mains services are connected with the exception of gas.

**Energy Rating: C**  
A copy of the full Energy Performance Certificate is available on request.

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