



14 Spencer Court, Britannia Road

Banbury

A GROUND FLOOR ONE BEDROOM APARTMENT WHICH HAS BEEN MODERNISED THROUGHOUT WITH IMMEDIATE ACCESS TO OUTDOOR SPACE LOCATED IN THIS CONVENIENT WARDEN ASSISTED DEVELOPMENT IN THE TOWN CENTRE AND OFFERED WITH NO ONWARD CHAIN.

Communal entrance hall, entrance hall, sitting room, kitchen, bedroom, bathroom, communal gardens. Energy rating TBC.

£98,000 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.

The Property

14 SPENCER COURT forms part of this well served complex of retirement apartments situated in the town centre. This ground floor apartment is complemented by a range of communal facilities, House Manager, CCTV and south facing communal gardens.

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:

- * Modernised throughout.
- * Updated Fischer heating system and Fischer Aquafficient water heater providing instant hot water with no need for a water tank.
- * 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 door to airing cupboard which houses the newly installed Fischer Aquafficient hot water system which provides instant hot water 24/7.
- * Light and airy sitting room with feature log effect electric fireplace, space for dining table, door to kitchen, door to outside space, updated Fisher electric heating.
- * Modern Howdens kitchen with base and wall mounted units, integrated Neff oven, Lamona hob, Bosch fridge freezer and extractor fan.
- * Double bedroom with built-in wardrobe.
- * Bathroom fitted with a suite comprising shower cubicle, comfort height toilet, vanity unit, extractor fan.
- * Small outside space.
- * Communal well tended south facing gardens.
- * Communal off road parking.
- * Regular social events.
- * Guest suite available for family and friends.
- * Mobility scooter storage cupboard (subject to space.)

Services

All mains services are connected with the exception of gas.

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.

Local Authority

Cherwell District Council. Council tax band B.

Viewing

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

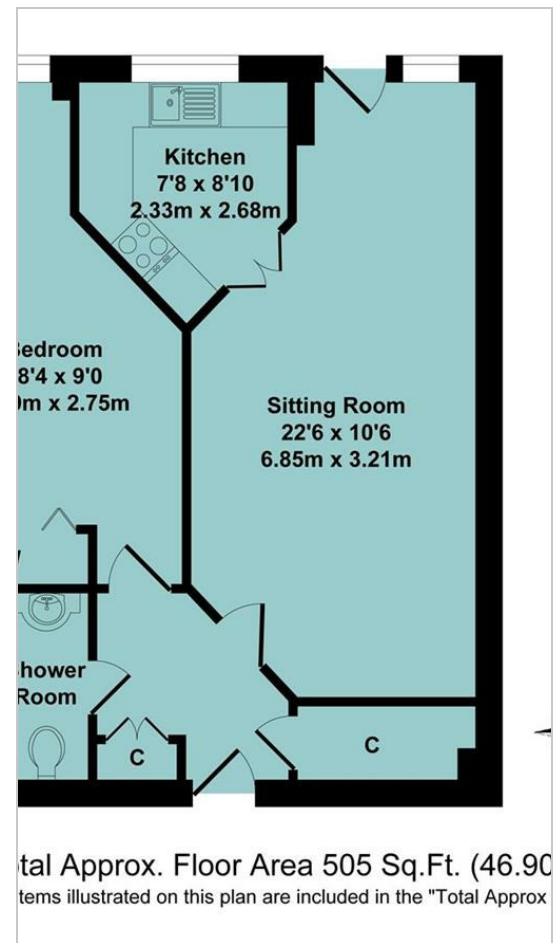
Energy rating: TBC

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

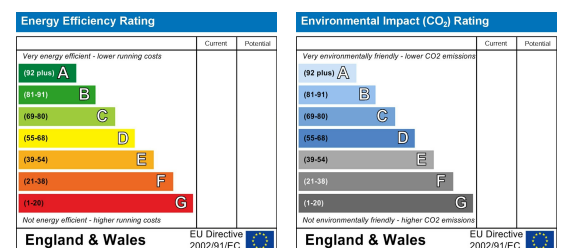
Area Map



Floor Plans



Energy Efficiency Graph



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