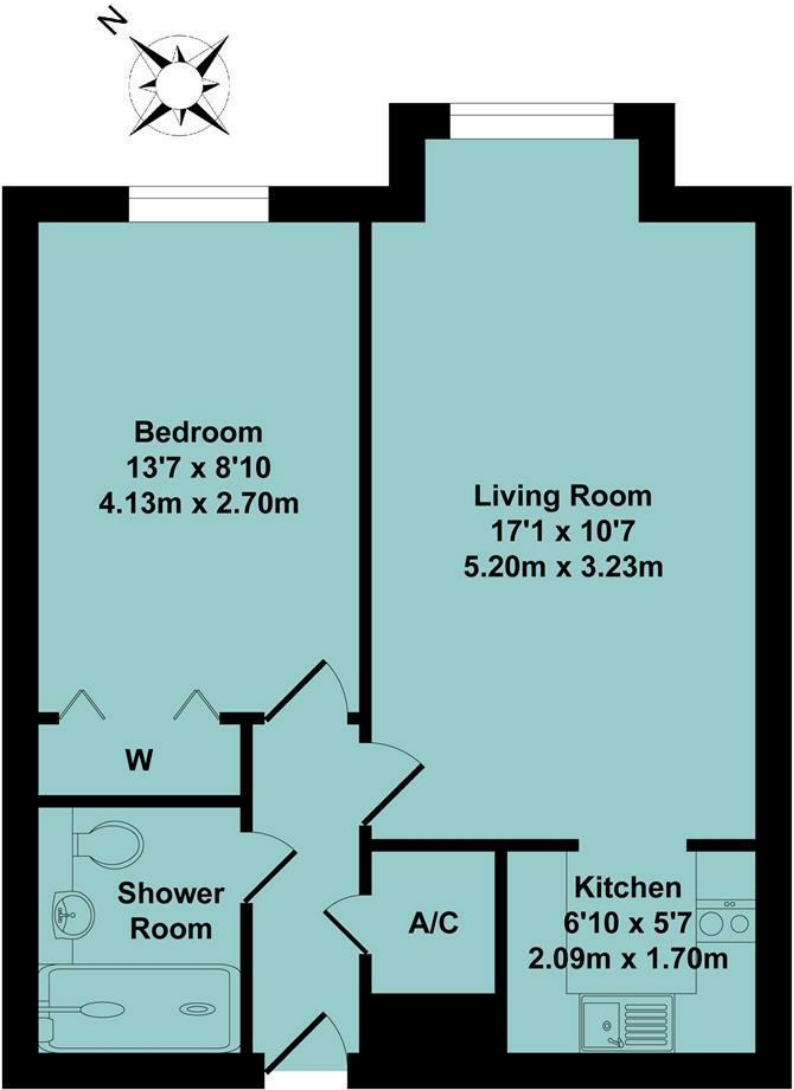
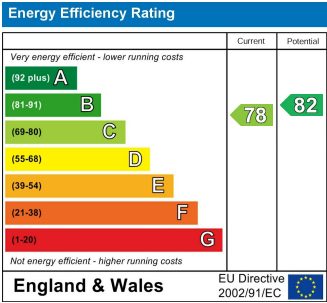


Agents Note

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 468 Sq.Ft. (43.50 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



12 Chamberlaine Court
Banbury



12 Chamberlaine Court, 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 STUNNING UPDATED AND MODERNISED GROUND
FLOOR RETIREMENT APARTMENT LOCATED IN THE
TOWN CENTRE WITH GARDENS OVERLOOKING THE
CANAL

Communal entrance hall, private entrance hall,
living room, semi open plan modern kitchen,
spacious double bedroom, modern shower room,
lift/stairway, communal residents lounge, laundry,
communal south facing gardens, communal
parking. Energy rating C.

£110,000 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:

* Located in this highly regarded canal side development in the town centre close to The Light leisure complex including multiplex cinema, a new supermarket, as well as being convenient for the railway station.

* An excellent range of communal facilities which include a House manager, laundry, large residents lounge and kitchenette.

* Communal south facing gardens overlooking the Oxford Canal.

* Communal off road parking.

* Entrance hall with airing cupboard housing updated water heater, security entry phone and emergency buzzer system.

* Living room with window to the front. Redecorated throughout and semi open plana access to the kitchen.

* Recently refitted kitchen with light and dark grey units with a granite worktop over. Built-in Neff oven and induction hob, integrated Neff fridge with freezer box.

* Double bedroom with window to front and added blackout blind, built-in double wardrobe.

* Recently refitted shower room with walk-in shower cubicle with electric shower, WC, vanity wash hand basin

with a range of smart grey gloss cupboards and drawers, vanity cupboard with heated mirror, heated towel rail, fully tiled throughout,

* Large communal residents lounge and kitchenette.

* Communal laundry.

* Communal south facing gardens to side and rear with outlooks over the canal.

* Communal off street parking.

* House Manager's office.

Leasehold

The property is held on a 125 year lease which commenced in 1993. Service charge £1,450.56 every 6 months. Ground rent £356.01 per 6 months. (The service charge is paid up until August 2025).

* Guest suite available by reservation.

Local Authority

Cherwell District Council. Council tax band B.

All mains services are connected with the exception of gas.

Viewing

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

Energy rating: C

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