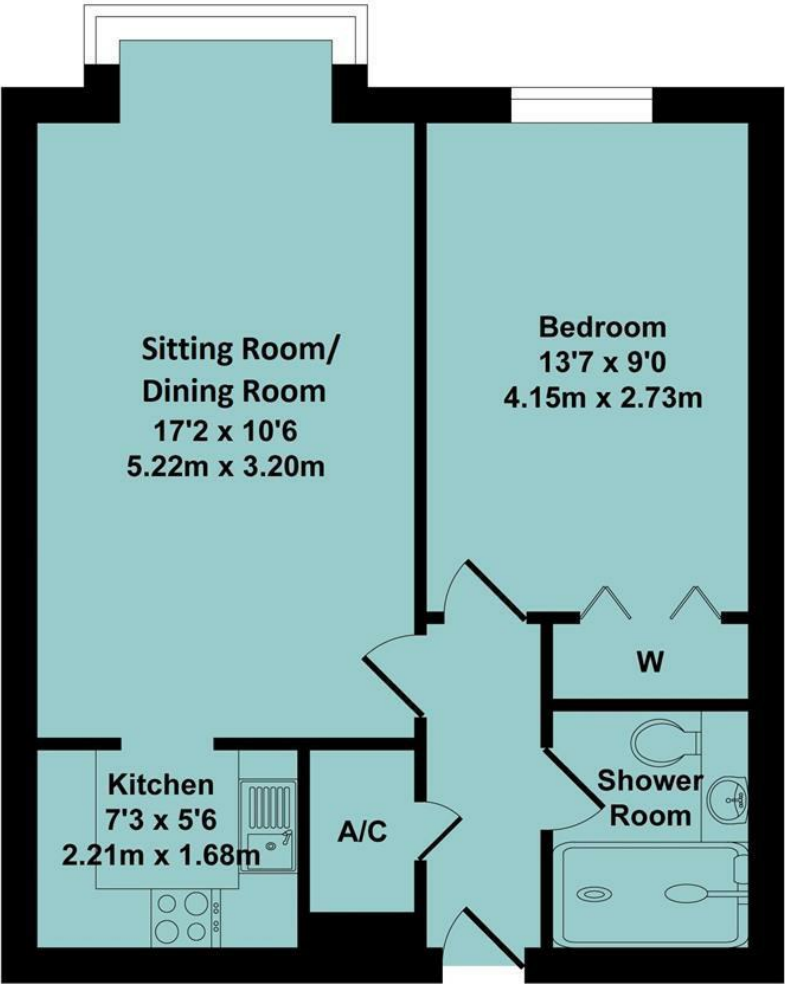
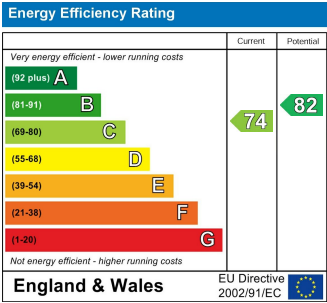


Agents Note

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"

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.



15 Chamberlaine Court
Banbury



15 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

AN EXCEPTIONALLY WELL PRESENTED GROUND FLOOR
CANALSIDE ONE BEDROOM RETIREMENT APARTMENT
ENJOYING A SOUTH FACING ASPECT WITH OUTLOOKS
OVER THE GARDEN AND CANAL

Communal porch, hall, private hall, open plan
living space with canal and garden views, lovely
refitted kitchen, large double bedroom with canal
views, lovely refitted shower room, communal
lounge and kitchenette, laundry, off road parking
and lovely south facing gardens no upward chain.
Energy rating C.

£125,000 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. Number 15 is a ground 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:

* A relatively rare opportunity to acquire one of the few ground floor apartments in Chamberlaine Court which overlook The Oxford Canal.

* This exceptionally well presented one bedroom apartment is located well within the block with little passing foot traffic.

* A lovely southerly aspect with outlooks over the garden and canal beyond with passing canal boats, pedestrians and the boat yard creating an interesting and ever changing scene.

* Hall with door to built-in airing cupboard/storage and security entry phone as well as emergency pull cords.

* Open plan living/dining space with large window enjoying the canal views with the garden in the foreground, attractive central fireplace with fitted electric coal effect fire, replacement upgraded remote controlled programmable electric radiator, semi open via an archway to the kitchen.

* Refitted kitchen which has been cleverly planned to maximise storage with an excellent range of base and eye level white gloss units and granite effect work surfaces incorporating a stainless steel sink with mixer taps, built-in oven, microwave, ceramic hob and extractor, built-in fridge, attractive grey metro tiling and ceramic tiled floor.

* Large double bedroom with window overlooking the garden and canal beyond, built-in wardrobe.

* Refitted luxury shower room with a large walk-in shower area with fully tiled surround, semi recessed wash hand basin with cupboards under, WC, wall cabinet, ceramic tiled floor, extractor.

* Large communal residents lounge with kitchenette and direct access to the gardens.

* Communal laundry with access to the gardens.

* Lovely canal side communal south facing gardens to side and rear which comprise large lawned areas with attractive well stocked borders.

* Communal off street parking with security barrier.

* No upward chain.

* Centralised emergency system via pull cords in the apartment.

* Guest suite available by reservation.

Services

All mains services are connected with the exception of gas. Heating is by way of modern electric programmable radiators in the main rooms.

Leasehold

The property is held on a 120 year lease which commenced on 24th June 1993 and at the time of writing there are 89 years remaining. Service charge is £3204.62 per annum and the ground rent is £712.01 per annum.

Local Authority

Cherwell District Council. Council tax band B.

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.