

Agents Note

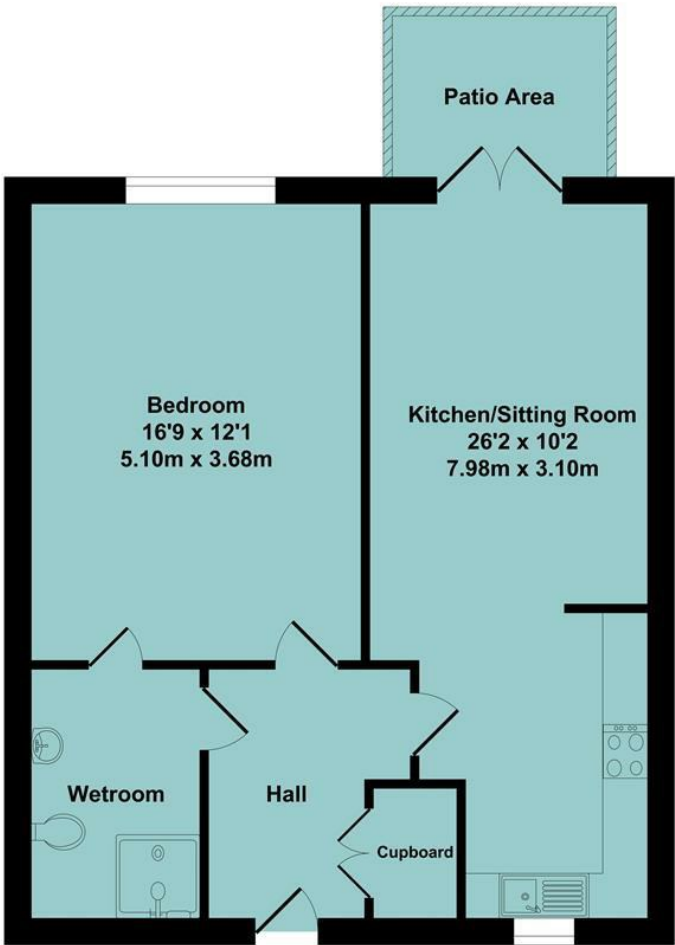
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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		
(81-91) B	81	81
(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		

Approx. Floor
Area 591 Sq.Ft.
(54.90 Sq.M.)



Total Approx. Floor Area 591 Sq.Ft. (54.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



Flat 3 Orchard Meadows, Prescott Close
Banbury



Flat 3 Orchard Meadows, Prescott Close,
Banbury, Oxfordshire, OX16 0FE

Approximate distances
Banbury town centre 1.5 miles
Banbury railway station 2 miles
Junction 11 (M40 motorway) 2 miles
Oxford 23 miles
Stratford upon Avon 19 miles
Leamington Spa 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WHICH HAS BEEN REFURBISHED AND RE-CARPETED THROUGHOUT WITH PATIO DOORS OPENING TO SOUTH FACING REAR GARDENS

Communal entrance hall, private entrance hall, kitchen/sitting room, double bedroom overlooking gardens, wet room, patio area opening to south facing gardens. Energy rating B.

£90,000 for a 75% share



Directions

From Banbury Cross proceed via West Bar into the Broughton Road and at the roundabout turn right into Woodgreen Avenue and proceed to the next roundabout taking the first on the left into The Fairway. Continue until Prescott Avenue is found on the left and then take the first turning left into Prescott Close and then follow the sign to Orchard Meadows on the left and the property will be found at the end of the road with the apartments on the right hand side with parking in front.

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:

3 ORCHARD MEADOWS forms part of a retirement complex with optional care schemes if required. This is a very well proportioned ground floor apartment which is one of only three which have direct access to the rear garden. French windows from the sitting room open to a small patio which in turn leads to the lawned gardens which overlook a park. This is a shared ownership opportunity and the quoted price represents 75% of the gross value.

- * A well presented and exceptionally well proportioned ground floor one bedroom retirement apartment.
- * Occupying a choice position within the development being one of only three apartments opening directly to the garden.
- * Newly redecorated and new carpets.

- * Sitting room with double glazed French windows opening to the patio and communal gardens.
- * Modern kitchen with a range of base and eye level units incorporating built-in oven, hob and extractor, space for under counter fridge and freezer.
- * Very large bedroom with window to rear overlooking the garden.
- * Wet room with fully tiled walk-in shower, wash hand basin and WC.

- * Lovely landscaped South facing communal gardens to rear overlooking parkland.
- * Communal parking to front.

- * An exceptional range of communal rooms and facilities including residents lounge, reading rooms, separate TV rooms, laundry, function room, air conditioned restaurant, dining room, buggy store and guest room.

- * Electric radiator heating.

Leasehold

The Lease Term is 125 years from the 28th June 2011.

There is monthly service charge of £544.47 and a weekly Core Care Charge of £80.81.

Residents must be over the age of 55.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band C.

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.