



37 Spencer Court, Britannia Road

Banbury

A FIRST FLOOR ONE DOUBLE BEDROOM RETIREMENT APARTMENT IN THIS CONVENIENTLY LOCATED WARDEN ASSISTED DEVELOPMENT IN THE TOWN CENTRE WITHIN WALKING DISTANCE OF THE RAILWAY STATION

Communal entrance hall, entrance hall, sitting room, kitchen, bedroom, bathroom, communal garden. Energy rating B.

£70,000 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

37 SPENCER COURT forms part of this well served complex of retirement apartments situated in the town centre. This is a first floor apartment complemented by a range of communal facilities, House manager, CCTV security and south facing communal gardens to the rear.

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:

- * 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 airing cupboard.
- * Light and airy sitting room with space for dining table, feature fireplace, window to front, door to kitchen.
- * Kitchen comprising wall and base mounted units, integrated oven and hob, space for fridge, window to front.
- * Double bedroom with built-in wardrobes.
- * Bathroom comprising bath with shower over, wash hand basin, WC and extractor fan.

The property is held on a 125 year lease which commenced 01/12/98. Service charge TBC. Ground rent TBC.

- * Communal well tended south facing gardens.
- * Communal parking for residents which is ANPR regulated.

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.

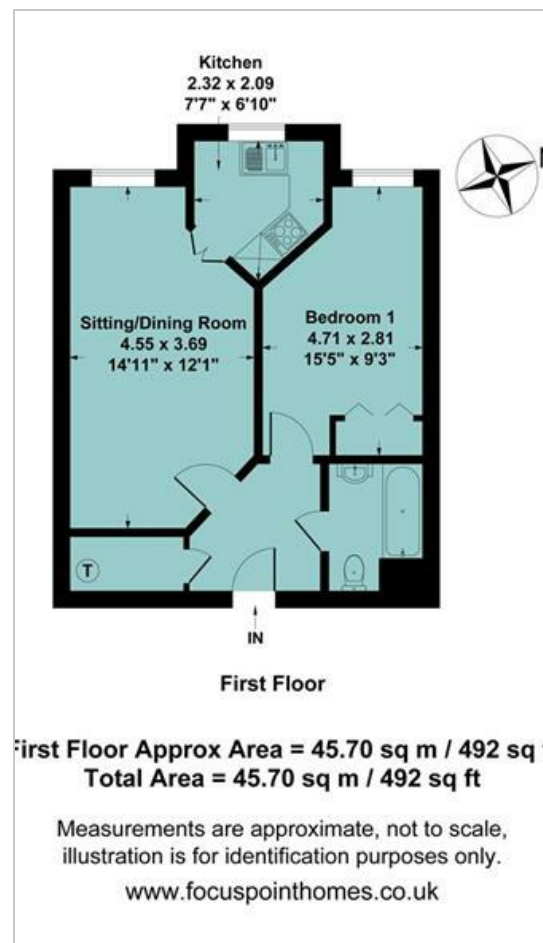
Energy rating: B

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

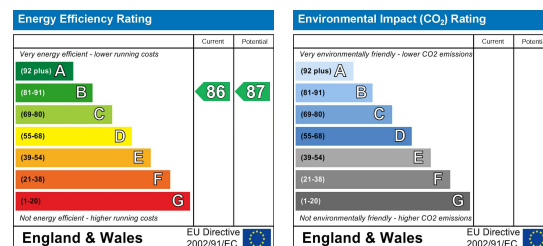
Area Map



Floor Plans



Energy Efficiency Graph



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