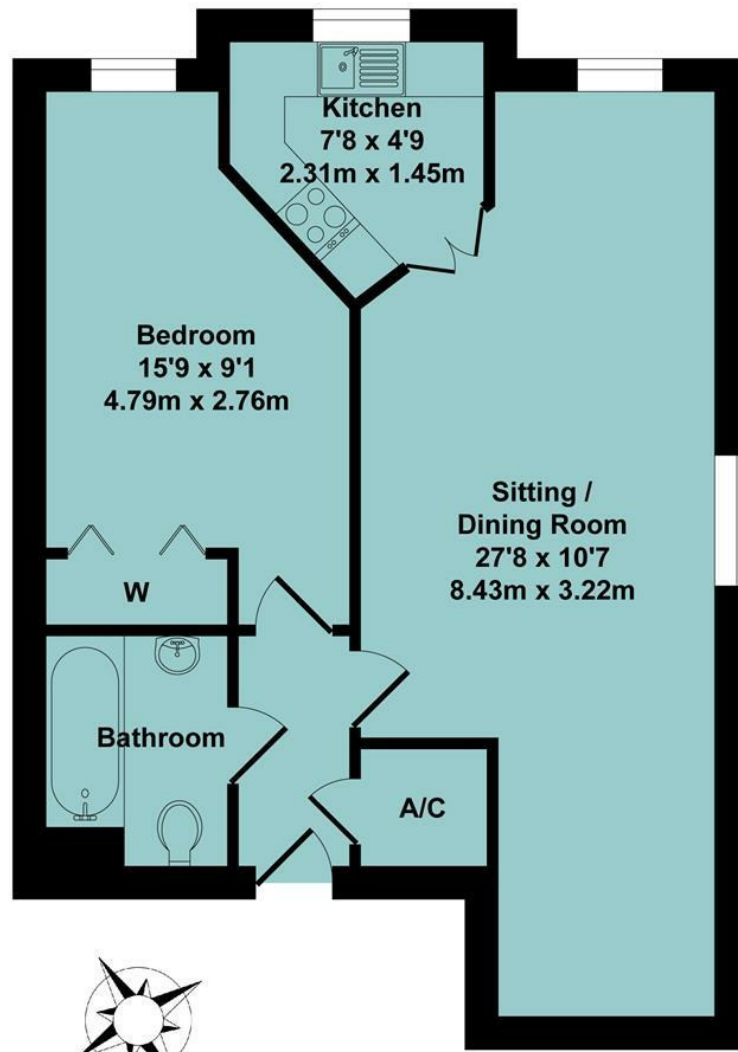


Agents Note

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			
(69-80) C		77	78
(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	

Total Approx. Floor Area 503 Sq.Ft. (46.70 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.



53 Spencer Court
Banbury



53 Spencer Court, Banbury, Oxfordshire, OX16 5EZ

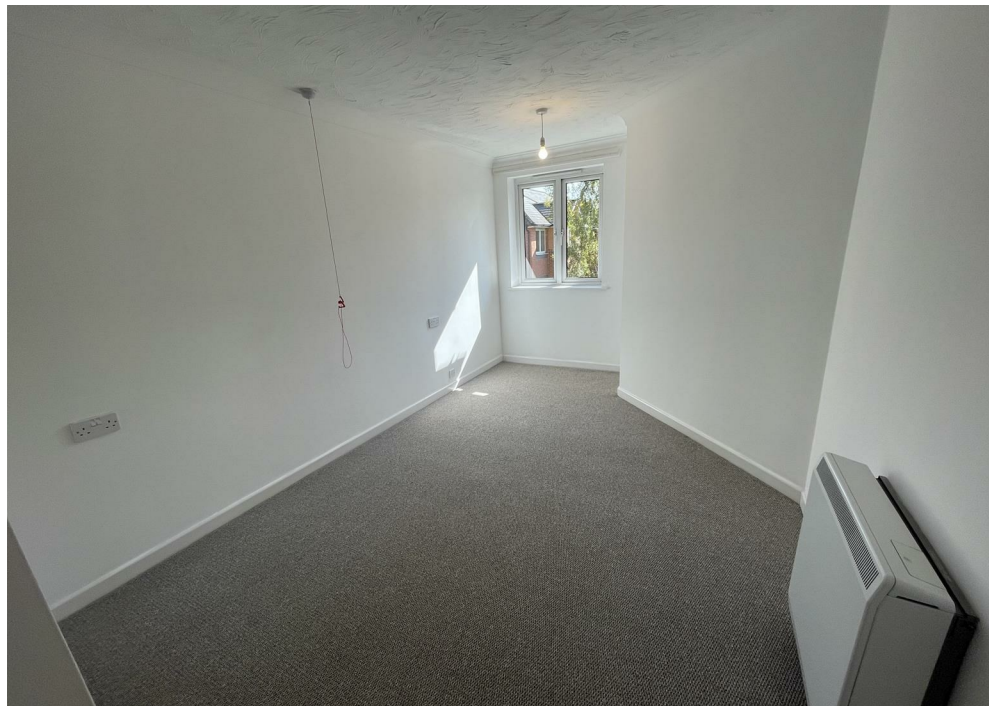
Approximate distances

Banbury town centre 0.2 miles
Banbury railway station 0.75 miles
Junction 11 (M40 motorway) 1.5 miles
Oxford 22 miles
Stratford upon Avon 19 miles
Leamington spa 18 miles
Banbury to Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail approx. 50 mins

A ONE BEDROOM SECOND FLOOR 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/dining room, kitchen, bedroom, bathroom, communal lounge, communal gardens. Energy rating C. No onward chain.

£60,000 LEASEHOLD



Directions

From Banbury town centre proceed via the High Street into George Street and before the main set of traffic lights turn right into Britannia Road and Spencer Court will be found after a short distance on the left. Proceed through the arch into the communal parking area.

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

53 Spencer Court forms part of this well served complex of retirement apartments situated in the town centre. This is a second floor apartment and is complemented by a range of communal facilities, House manager 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:

* Communal lobby and entrance where there is a Manger's office, access to the 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.

* A spacious sitting and dining room with dual aspect windows looking over the garden, space for table and chairs.

* The kitchen is fitted with an oven and a four ring hob.

* Bedroom with built-in wardrobe and window overlooking the garden.

* Bathroom fitted with a suite comprising bath with shower over, WC and wash basin, extractor fan.

* Communal well tended south facing gardens.

* Communal off road parking.

* The property is held on a 125 year lease which commenced on 01/12/1998. Service charge is approx. £2488.40 per annum and ground rent approx. £630.88 per annum.

Local Authority

Cherwell District Council. Council tax band B.

Age restriction

Residents must be over the age of 60. In the event of a couple purchasing one must be over the age of 60 and the other 55.

Services

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.