



32 Spencer Court Britannia Road

Banbury

A FIRST FLOOR TWO BEDROOM RETIREMENT APARTMENT IN THIS CONVENIENTLY LOCATED WARDEN ASSISTED DEVELOPMENT IN THE TOWN CENTRE WITHIN WALKING DISTANCE OF THE BUS AND RAILWAY STATIONS.

Communal entrance hall, entrance hall, lounge, kitchen, two bedrooms, shower room, communal garden. Energy rating C.

£100,000 LEASEHOLD



Banbury

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

32 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 facilities, house manager, CCTV security, South facing communal gardens to the rear, communal lobby and entrance where there is a managers office, access to communal residence lounge and kitchen, a short walk to the communal laundry and lifts to upper floors.

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:

* Entrance hall with intercom system and airing cupboard.

* Light and airy lounge with space for dining table, window and door to kitchen.

* Kitchen comprising of wall and base mounted units with space for oven and fridge/freezer and window to front.

* Master bedroom is a double with built-in wardrobes.

* Further second bedroom.

* Modern shower room comprising of WC, wash hand basin, walk-in shower cubicle, heated towel rail.

* Communal well tended South facing gardens.

* Communal parking for residence which is ANPR regulated.

Services

All main 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.

Leasehold

The property is held on a 125 year lease which commenced 01/12/98.

Service charge is approximately £3,732.62 per annum. Ground rent approximately £736.04 per annum.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: C

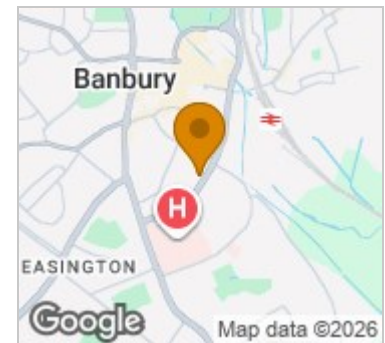
A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

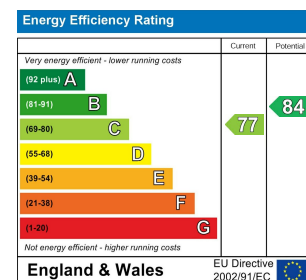
In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

Floor Plans

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.