



63 Spencer Court, Banbury, Oxon OX16 5EZ
£129,950 Leasehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Well presented two bedroom retirement apartment.

Entrance hallway | Large living room | Dining room | Kitchen | Two double bedrooms | Refitted shower room | Communal parking | Communal gardens | Communal lounge area

Located in the town centre is this well presented second floor two bedroom retirement property. The property benefits from a large living room, dining room, kitchen, two double bedrooms and a refitted shower room. There are also communal gardens, parking and lounge area.

Accommodation

Entrance via front door to:

Entrance hallway: Wall mounted night storage heater. Emergency pull cord system and intercom. Airing cupboard housing hot water tank and further shelving. Further storage cupboard housing fuse box.

Living room: Large living room with UPVC double glazed window to the rear aspect. Wall mounted night storage heater. Emergency pull cord. Built-in air conditioning unit.

Dining area: Wall mounted night storage heater. UPVC double glazed window to the rear aspect. Emergency pull cord.

Kitchen: A range of base and eye level units. Built-in oven. Four ring electric hob with extractor hood over. Sink unit. Space for full height fridge freezer. Tiling to splashback areas. Double glazed window to rear aspect. Wall mounted fan heater. Emergency pull cord.

Bedroom one: Large double bedroom. UPVC double glazed window to the rear aspect. Wall mounted night storage heater. Built-in wardrobes with concertina mirrored doors. Emergency pull cord.

Bedroom two: Large double bedroom with UPVC double glazed window to the rear aspect. Emergency pull cord system. Wall mounted electric panel heater.

Shower room: Refitted three-piece white suite comprising low level WC, wash hand basin with built-in storage underneath. Large double shower cubicle with shower over. Fully tiled walls. Electric fan heater. Wall mounted fan heater emergency pull cord.

Agent's note

New carpets fitted throughout.

Lease: 99 years remaining. (This information was given to us by the current owner at the point of marketing the property and therefore should be checked with your solicitor for clarification).

Service charge: £2,639.46 per annum.
Ground rent: £736.04 per annum.

Spencer Court

Located in the heart of the town centre, within minutes walk of the main shopping areas, and convenient for the train and bus stations. Residents aged 60 years and over. Communal area and communal gardens. Communal parking. Communal lounge on ground floor. Communal laundrette with washing machines, dryers and ironing boards. Guest suite available which can be booked for visiting family or friends.

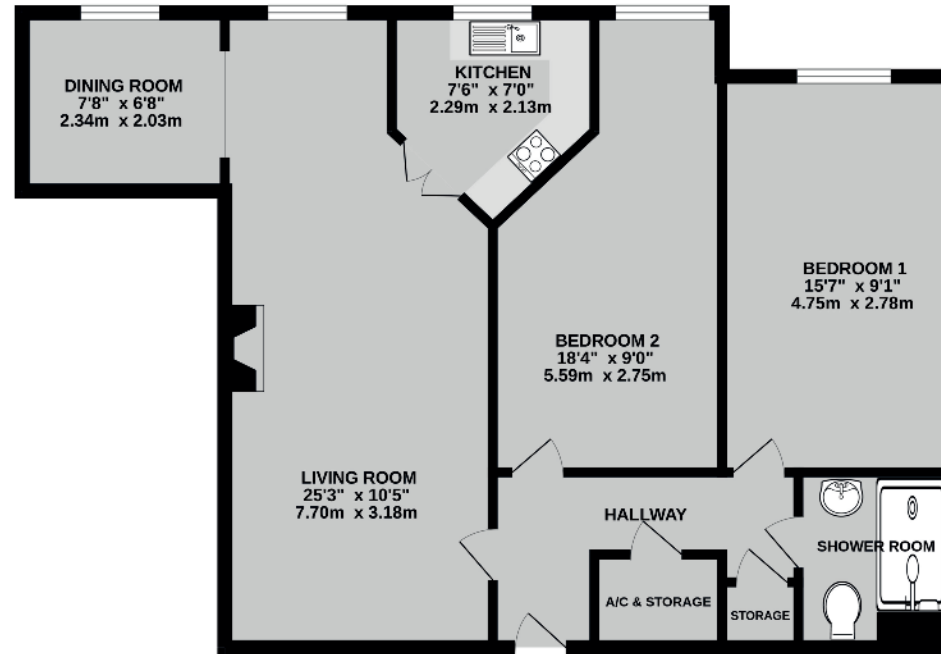
Council Tax Banding: C
Authority: Cherwell District Council

Directions: From Banbury Cross proceed east through the High Street and continue into George Street. Take the right turn into Britannia Road and Spencer Court is on the left hand side.





810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 810sq.ft. (75.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, opens and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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