



32 Spencer Court, Banbury, Oxon OX16 5EY
£90,000 Leasehold

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





A well presented first floor two bedroom retirement apartment

**Entrance hallway | Living/dining room | Refitted kitchen |
Refitted shower room | Two large double bedrooms |
Immaculate condition | Double glazed | Over 60's | On-site
house manager | Communal lounge | Communal gardens
| Communal laundry area | No onward chain**

Located within easy walking distance of the town centre is this immaculately presented two bedroom retirement apartment. The property is located on the first floor, access via lift or stairs and benefits from refitted kitchen and shower room, good size living/dining room and two large double bedrooms. Offered with no onward chain.

Accommodation

Access via front door to entrance hall.

Entrance hall: Entry phone system. Cupboard housing electric fuse box. Electric panel heater. Doors to all accommodation. Large storage cupboard housing hot water tank with shelving. Further good size storage cupboard.

Living/dining room: Access via single glazed panel door. Space for sofa suite and dining table and chairs. UPVC double glazed window overlooking front aspect. Double doors leading to kitchen.

Refitted kitchen with a range of white base and eye level units. Laminate effect worktop. Built-in sink unit. Space for full size fridge/freezer and cooker. Tiling to splashback areas. Vinolay flooring. UPVC double glazed window to front aspect. Wall mounted fan heater. Electric panel heater.

Refitted shower room: Three piece white suite comprising of low level WC, wash handbasin with built-in storage cupboard underneath and large double shower cubicle with fixed shower screen and grab rails. Fully tiled walls. Vinolay tile effect flooring. Extractor fan. Heated towel rail. Night sensor.

Bedroom one: Larger than average double bedroom. Electric panel heater. UPVC double glazed window to front aspect. Built-in double wardrobe with concertina mirrored doors. Electric panel heater.

Bedroom two: Good size double bedroom. Electric panel heater. UPVC double glazed window overlooking communal garden area.

Agents Note

Emergency pull cords in each room.

Half yearly service charge: £1866.31 approximately.
Estates and management half yearly rent: £368.02 approximately.

Lease: 125 years from 1/12/1998.

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.
A large shed is available for storing of Mobility Scooters.

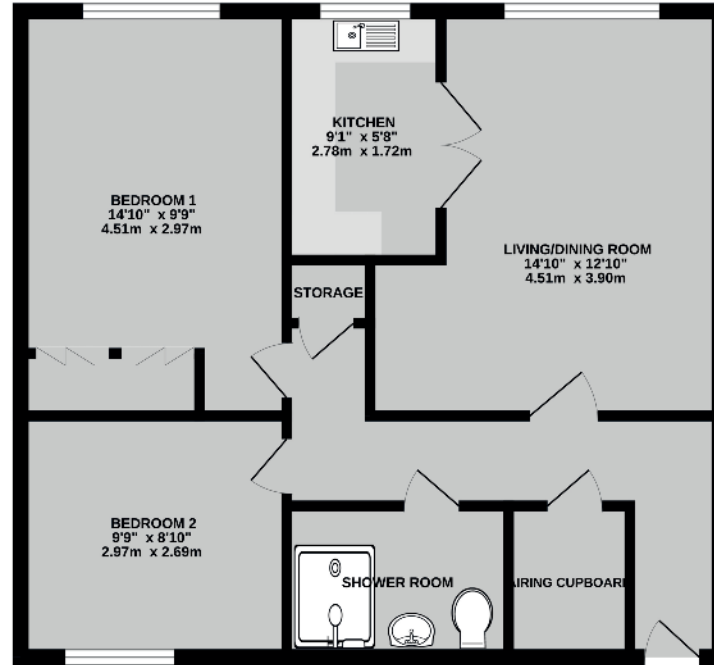
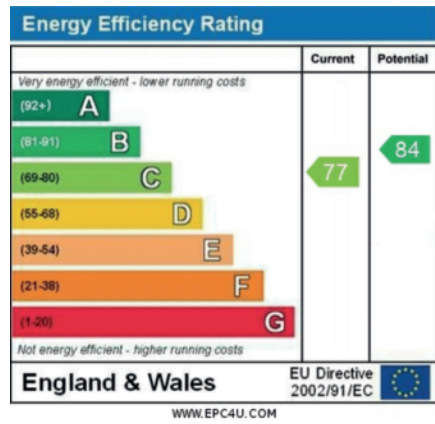
Council Tax Banding: C
Authority: Cherwell District Council

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.





605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.
 We have sought to ensure the accuracy of the information provided. Measurements of floors, ceilings, rooms and any other areas are approximate and no responsibility is taken for any error. Should you have any queries, please contact the agent. The information provided is for information only and does not constitute an offer of any product or service. The information is provided as an indication only and should not be relied upon for any purpose. It is provided as a guide only and should not be used as a basis for any decision. It is provided as a guide only and should not be used as a basis for any decision. It is provided as a guide only and should not be used as a basis for any decision.

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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