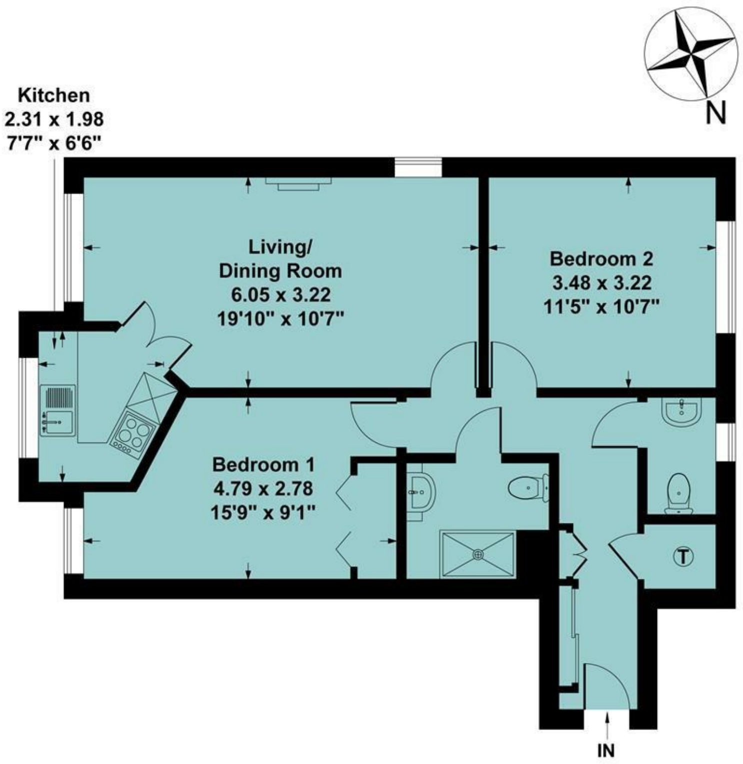
Agents Note

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.

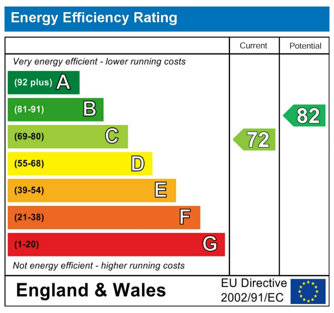


First Floor

First Floor Approx Area = 63.70 sq m / 686 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

40 Spencer Court Britannia Road
Banbury

Anker

40 Spencer Court Britannia Road, Banbury, OX16 5EY

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 TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT LOCATED CLOSE TO THE TOWN CENTRE WITH A CHOICE POSITION WITHIN THE BLOCK AND FEATURING TWO DOUBLE BEDROOMS PLUS A CLOAKROOM IN ADDITION TO THE SHOWER ROOM

Communal entrance hall, private hall, cloakroom, sitting room with double aspect, kitchen, two double bedrooms, shower room, communal lounge, kitchenette and laundry, communal gardens facing south, communal parking, no upward chain. Energy rating C.

£85,000 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.

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:

* A first floor two bedroom retirement apartment located conveniently close to the town centre and all the amenities therein as well as being within walking distance of the railway station.

* Occupying a desirable position within the complex at the end of a corridor.

* Unusually this apartment has a cloakroom fitted with a suite comprising a WC and wash hand basin as well as a window which is approached off the hallway in addition to the shower room.

* Another particular feature is that the sitting room enjoys a double aspect with windows to side and rear, an ornamental fireplace and glazed double doors open to the kitchen.

* Kitchen with a range of units, built-in oven, hob and extractor, space for fridge and freezer, window.

* Main double bedroom with window to side and built-in wardrobes.

* Second double bedroom with window to rear.

* Shower room fitted with a white suite comprising fully tiled shower cubicle, semi recessed wash hand basin and WC, extractor.

* Communal well tended south facing gardens.

* Communal off road parking.

* Communal residents lounge and kitchen., Manager's office, communal laundry, lift serving the upper floors.

Services
All mains services are connected with the exception of gas. Heating is by way of electric heaters.

Agent's note
Residents must be over the age of 60 years or in the event of a couple purchasing one must be over the age of 60 and the other over 55.

Tenure
Leasehold. The property is held on a 125 year lease which commenced on 1st December 1998. 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.

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.