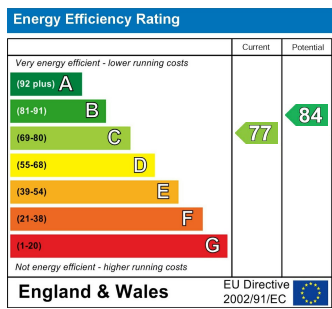


Agents Note

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.



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.



32 Spencer Court Britannia Road
Banbury



32 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 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



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.

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.