



**Connells**

Spencer Court Britannia Road  
Banbury



### Property Description

Welcome to Spencer Court, a delightful one-bedroom first-floor apartment situated within a prestigious McCarthy & Stone retirement development on Britannia Road, Banbury. Designed exclusively for the over-60s, this property offers a perfect blend of independence and peace of mind, with access to communal lounges, landscaped gardens, and a friendly House Manager on-site.

The apartment is well-appointed throughout, featuring a spacious living/dining room, fitted kitchen, a generous double bedroom with built-in wardrobes, and a modern refitted shower room. Additional benefits include a 24-hour emergency call system, lift access, and secure entry.

Located just a short walk from Banbury town centre, residents enjoy easy access to shops, cafés, and essential amenities, as well as excellent transport links via Banbury train station, making it ideal for visiting family or exploring the surrounding Oxfordshire countryside.

This is a wonderful opportunity to join a welcoming retirement community in a prime location.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

## Lounge

19' 7" x 9' 6" max ( 5.97m x 2.90m max )

Double glazed window to the front aspect

## Kitchen

7' 6" x 6' 10" ( 2.29m x 2.08m )

Double glazed window to the front aspect. A range of all and base mounted units with worksurfaces over and incorporating a sink unit

## Bedroom One

18' 3" x 9' 1" max ( 5.56m x 2.77m max )

Double glazed window to the front aspect. A good size bedroom with fitted wardrobes.

## Bathroom

A modern refitted shower room

## Overview

Development Overview

Built: 1999

Tenure: Leasehold

Units: 74–76 flats (1 and 2 bedrooms)

Floors: 4, all served by a lift

Pets: Cats and dogs generally accepted (subject to lease and landlord permission)

Resident Services

House Manager / Development Manager: On-site during working hours

Emergency Support: 24-hour Careline alarm system and Appello emergency call system when the manager is off duty.

Communal Facilities:

Lounge

Laundry room

Guest suite for visitors

Garden

Kitchen

Communal parking

## Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







To view this property please contact Connells on

**T 01295 268 101**  
**E [banbury@connells.co.uk](mailto:banbury@connells.co.uk)**

33 Bridge Street  
BANBURY OX16 5PN

EPC Rating: B

Council Tax  
Band: B

Service Charge:  
1829.32

Ground Rent:  
330.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BAN309946](https://connells.co.uk/Property/BAN309946)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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