



Flat 5, Chamberlaine Court

Spiceball Park Road, Banbury, Oxon, OX16 2PA



ROUND & JACKSON
ESTATE AGENTS





A spacious one bedroom, ground floor apartment within this popular retirement development close to Banbury canalside and town centre. The property offers manageable accommodation with excellent communal facilities, attractive gardens and residents' parking.

The Property

Flat 5, Chamberlaine Court forms part of this popular retirement development within the town centre. Chamberlaine Court occupies a unique position on the canalside with a footbridge directly into Castle Quay shopping centre, The Light entertainment complex and restaurants. There are pretty and well-maintained gardens, a communal lounge and a house manager. The apartment is on the ground floor and comprises an entrance hallway, sitting room, separate kitchen, large double bedroom and a modern shower room.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance

The main entrance operates a buzzer system and door way to the hallway, which in turns leads to the flat 5.

Entrance Hallway

With doors to all accommodation and a useful storage cupboard.

Sitting Room

A spacious reception room with a large window to the front aspect, a central electric fireplace and archway access to;

Kitchen

Fitted with eye level cabinets, base units and drawers with work surfaces over, an inset sink and draining board and tiled splash backs. There is a slimline dishwasher, fridge/freezer, an inset sink and draining board and a four-ring electric hob with an extractor hood over.

Bedroom

A large double bedroom with a built in wardrobe and a window to the front aspect.

Shower Room

Fitted with a modern white suite comprising a walk in shower, vanity unit, wash hand basin W.C. and tiled splash backs.



Communal Gardens

Chamberlaine Court is set within attractive and well-maintained communal grounds. The south-facing gardens extend to the side and rear of the development and enjoy a particularly pleasant setting beside the Oxford Canal, providing residents with an appealing outside space in which to sit and relax.

Communal Facilities

Residents have access to a spacious communal lounge with an adjoining kitchenette, providing an ideal place to socialise and attend organised events. Further facilities include a communal laundry room, a guest suite which can be reserved for visiting family and friends, a House Manager and a centralised emergency-call system. The development also benefits from a lift serving the upper floors and communal off-road parking situated behind a security barrier.

Leasehold Information

A leasehold property.

The length of the lease is 120 years from 24th June 1993
Service Charge: £1,670.74 which is charged every six months.
Ground Rent: £356.01 which is charged every six months.



Anti-Money Laundering

In accordance with current Anti-Money Laundering regulations, all purchasers are required to complete identity verification and Anti-Money Laundering (AML) checks. Round & Jackson will not mark a property as Sold Subject to Contract or issue a Memorandum of Sale until these checks have been satisfactorily completed.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 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 (55mins). 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.

Directions

From Banbury Cross proceed via Horsefair and into North Bar. Turn right at the traffic lights into Castle Street and left at the mini roundabout and right at the next mini roundabout into Spiceball Park Road. Chamberlaine Court will be found after a short distance on the right hand side.

Services

All mains services connected with the exception of gas.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements.

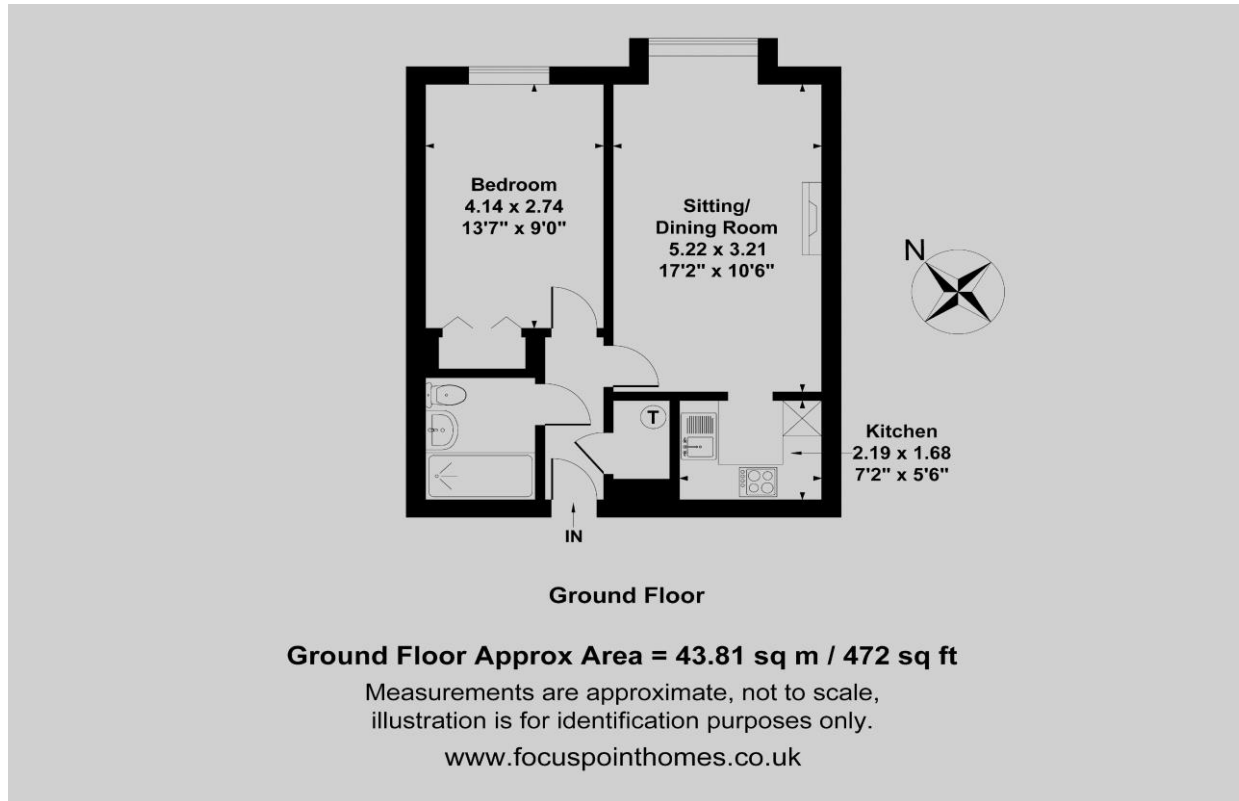
By prior arrangement with Round & Jackson

Tenure

A Leasehold Property

Asking Price: £94,449





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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