



## 39 Chamberlaine Court

### Banbury

A VERY WELL PRESENTED RETIREMENT APARTMENT IN THIS POPULAR CANALSIDE DEVELOPMENT WITHIN EASY WALKING DISTANCE OF ALL DAILY AMENITIES

Hall, sitting room, refitted kitchen, double aspect main bedroom, second bedroom, refitted shower room, communal facilities, House Manager, communal parking and south facing canalside gardens. Energy rating C.

£140,000 LEASEHOLD



## 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 relatively rare opportunity to acquire one of the few two bedroom apartments in Chamberlaine Court with double aspect main bedroom.
- \* This exceptionally well presented second floor apartment has been recently updated.
- \* Ideally located within easy walking distance of the town centre and all daily amenities including a supermarket only yards from the property and leisure facilities including multi screen cinema at The Light just along the canal.
- \* Hall with door to built-in storage cupboard and separate built-in airing cupboard, hatch to loft.
- \* Living room with bay window to front, fitted electric fire, archway to the kitchen.
- \* Kitchen which has recently been refitted with a range of white gloss units incorporating a built-in high oven and fitted microwave, separate ceramic hob and extractor over, space for fridge/freezer, retro tiling.
- \* Double aspect main bedroom with windows to front and side.
- \* Second single bedroom with window to front.
- \* Refitted shower room with a white suite comprising large walk-in shower with fully tiled surround, semi recessed wash hand basin with cupboard under and WC, window, ceramic tiled floor, heated towel rail.
- \* House Manager, communal lounge with doors to garden, kitchenette, communal laundry with access to the gardens, lovely canal side communal south facing gardens to side and rear.
- \* Communal off street parking with security barrier.
- \* Centralised emergency system via pull cords in the apartment.

## Local Authority

Cherwell District Council. Council tax band B.

- \* Guest suite available by reservation.

## Services

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

## Tenure

Leasehold. 120 year lease which commenced on 24th June 1993.  
Service charge £4,119.26 per annum.  
Ground rent £712.02 per annum.

## 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

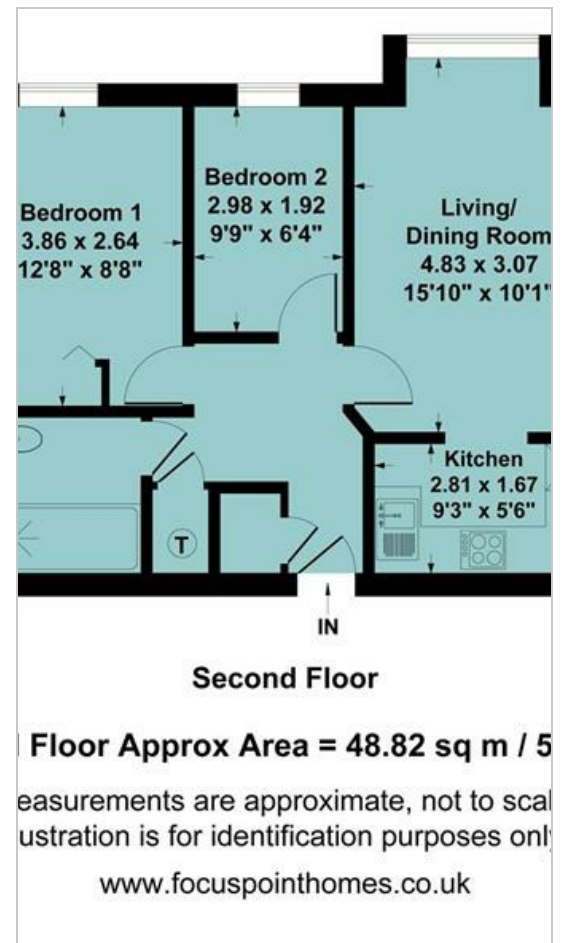
In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

