

Connells

Spencer Court Britannia Road Banbury

Spencer Court Britannia Road
Banbury OX16 5EY

for sale
£125,000







Property Description

well-presented and generously sized two-bedroom ground-floor retirement apartment, forming part of Spencer Court — a highly regarded McCarthy & Stone development just moments from Banbury town centre. With its own private front entrance, excellent communal facilities and a superb location for shops, transport and amenities, this apartment offers comfort, convenience and a friendly community setting for the over-60s.

Spencer Court is known for its welcoming atmosphere, superb on-site support and attractive communal gardens. Residents benefit from a dedicated House Manager, emergency pull-cord system in every room, residents' lounge and kitchen, laundry facilities and off-road parking. The development sits within easy walking distance of Banbury High Street, local supermarkets, cafés, bus routes and the railway station.

he apartment itself is spacious and well laid out, featuring a bright dual-aspect sitting/dining room, well-equipped kitchen, two double bedrooms and a modern shower room. With no onward chain, this is an ideal opportunity for those seeking secure independent living close to all town amenities.

Own Entrance Door

Leading into-:

Entrance Hall

A generous hallway with excellent storage, including a large linen cupboard and a separate utility/store cupboard. Emergency pull cord and access to all rooms.

Sitting/Dining Room

A bright and sizeable living space with dual-aspect windows, providing ample room for both seating and dining areas. Door to the kitchen. Electric heating and pull cord.

Kitchen

Fitted with base and wall units, work surfaces, sink unit and integrated oven, hob and extractor. Window overlooking the communal gardens.

Bedroom One

A good-sized double bedroom with built-in double wardrobe. Space for additional furniture. Window to front elevation.

Bedroom Two

Another well-proportioned double bedroom, ideal as a guest room, hobby room or study.

Shower Room

Modern suite including a large walk-in shower, vanity wash basin, WC, chrome electric towel radiator, extractor and ceramic tiled walls.

Wc / Cloakroom

Separate washroom ideal for guests.

Airing Cupboard / Storage

Additional internal storage space.

Benefits Of Living Here

Independent living with support on hand — House Manager on site, emergency pull-cords linked to a 24-hour call centre.

Excellent social community — residents' lounge, kitchen area and organised events.

Beautiful gardens — south-facing communal grounds maintained to a high standard.

Secure and peaceful — CCTV, controlled access and a friendly environment.

Prime location — flat, easy walk to shops, doctors, bus routes and the railway station.

McCarthy & Stone reputation — known nationally for quality, safety and well-designed retirement developments.

Low-maintenance living — exterior, communal areas and gardens all fully managed.

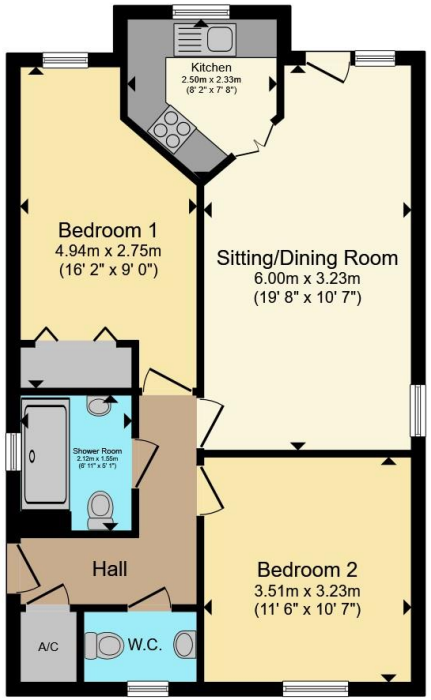
Convenient parking — communal off-road residents' parking.

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.







Ground Floor





Total floor area 60.0 m² (646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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33 Bridge Street
BANBURY OX16 5PN

EPC Rating: D

Council Tax Band: B

Service Charge: 4270.00

Ground Rent: 740.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309915

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 Leasehold packs.

The Property Ombudsman

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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.

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