



Connells

Spencer Court Britannia Road
Banbury



Property Description

Spencer Court is conveniently located within walking distance to the local high street with a range of shops. A shopping centre is being developed nearby. Bus stop within walking distance along with a Morrison's across the street which is a full size supermarket.

Spencer Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 74 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.

Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

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.

Communal Entrance

Via a secure Call/Video door entry system and leads into the communal hallway with House Managers office and lounge. Events wall calendar.

Entrance

Access to rooms and storage

Lounge

12' 3" x 14' 4" (3.73m x 4.37m)

Double glazed window to rear aspect.
Television point.

Kitchen

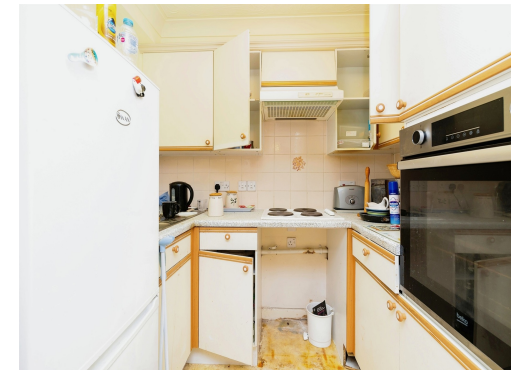
7' 4" x 5' 8" (2.24m x 1.73m)

Double glazed window to rear. Fitted wall and base units with work surfaces. Stainless steel sink and drainer. Electric oven. Cooker hood. Space for Fridge.

Bedroom One

17' 6" x 8' 8" (5.33m x 2.64m)

Double glazed window to rear. Built in wardrobes.







To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
BANBURY OX16 5PN

EPC Rating: B

Council Tax
Band: B

Service Charge:
2038.34

Ground Rent:
330.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309703

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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