



Connells

Chamberlaine Court Spiceball Park Road
Banbury



Property Description

Situated within the highly regarded Chamberlaine Court development for the over 55s, this spacious ground floor one bedroom retirement apartment is ideally placed within easy, level walking distance of Banbury town centre, Castle Quay shopping centre, local cafés, supermarkets, and beautiful canal-side walks.

The property is offered in good order throughout and benefits from a bright sitting/dining room, a fitted kitchen, a generous double bedroom with built-in mirrored wardrobes, and a modern refitted shower room with accessible features. There is electric heating, UPVC double glazing, emergency pull cords in each room, and a secure entry/intercom system.

Externally, residents enjoy beautifully maintained communal gardens, residents' parking with barrier-controlled access, a well-used communal lounge, laundry room, guest suite, and the reassuring presence of an on-site house manager alongside a 24-hour careline system.

Available with no onward chain.

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

Welcoming entrance hallway with doors leading to all rooms, a large storage cupboard housing the hot water tank, and an emergency pull cord. Secure intercom system.

Living/Dining Room

A bright and comfortable reception room featuring a UPVC double glazed box bay window, wall-mounted electric radiator and ample space for both seating and dining. Doorway opening through to the kitchen.

Kitchen

A fitted kitchen with a range of base and eye-level units, laminate work surfaces, built-in sink, oven, hob and extractor. Tiled splashbacks and practical layout suitable for everyday cooking.

Bedroom

A generous double bedroom with a large front-facing window, built-in mirrored wardrobe, electric radiator and emergency pull cord.

Showroom

Refitted and well-appointed, offering a three-piece suite including a low-level WC, wash basin and corner shower with fitted grab rails and fold-down seat. Fully tiled splashback areas, wall heater, extractor and emergency pull cord.

Communal Areas

Residents enjoy access to a spacious lounge, well-kept communal gardens and seating areas, a fully equipped laundry room, guest suite and barrier-controlled car park.

Benefits Of Chamberlain Court

Convenient Town Centre Access: Level walking distance to shops, GP surgeries, pharmacies, cafés, restaurants and Castle Quay shopping centre.

Canal-Side Location: Pleasant walks and easy pedestrian routes directly from the building.

Safe & Secure: On-site house manager, 24-hour emergency helpline, secure entry system and well-managed communal areas.

Community Feel: Regular social activities in the communal lounge and outdoor seating areas.

Low-Maintenance Living: Residents' facilities including landscaped gardens, communal laundry and guest room.

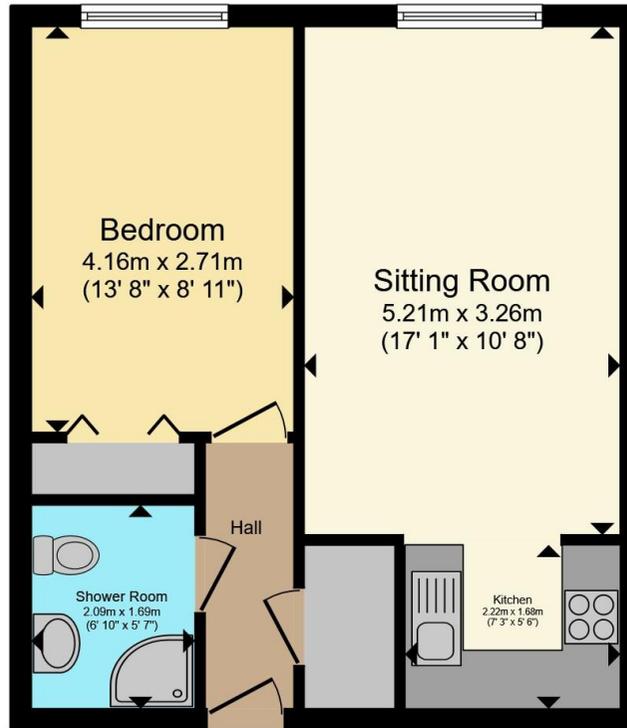
Excellent Transport Links: Close to bus routes and Banbury train station for visits from family and friends.

Peace of Mind: A dedicated retirement development designed for independent but supported living.









Total floor area 42.4 m² (457 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



To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: C Council Tax Band: B

Service Charge: 3604.62

Ground Rent: 712.02

Tenure: Leasehold

view this property online connells.co.uk/Property/BAN309913

This is a Leasehold property with details as follows; Term of Lease 120 years from 24 Jun 1993. 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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