



10 Orchard Meadows
Banbury



10 Orchard Meadows Banbury, Oxfordshire, OX16 0FE

Approximate distances

Banbury town centre 1.5 miles

Banbury railway station 2 miles

Junction 11 (M40 motorway) 2 miles

Oxford 23 miles

Stratford upon Avon 19 miles

Leamington Spa 18 miles

Banbury to London Marylebone by rail approx. 55 mins

Banbury to Birmingham by rail approx. 50 mins

Banbury to Oxford by rail approx. 17 mins

**A RARE OPPORTUNITY TO ACQUIRE A LARGE FIRST FLOOR
TWO BEDROOMED RETIREMENT APARTMENT WITH SHARED
OWNERSHIP.**

Hall, large living room, well equipped kitchen, two bedrooms, Jack and Jill wet room, exceptional communal facilities including second floor library/sitting room, main residents lounge, laundry, function room, restaurant, buggy store, guest room, large landscaped South facing garden overlooking parkland, communal parking, no onward chain.

£123,750 FOR A 75% SHARE





Directions

From Banbury Cross proceed via West Bar into the Broughton Road and at the roundabout turn right into Woodgreen Avenue and proceed to the next roundabout taking the first on the left into The Fairway. Continue until Prescott Avenue is found on the left and then take the first turning left into Prescott Close and then follow the sign to Orchard Meadows on the left and the property will be found at the end of the road with the apartments on the right hand side with parking in front.

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.

The Property

10 ORCHARD MEADOWS forms part of a retirement complex with optional care schemes available if required. This is a spacious well appointed apartment on the first floor with lovely outlooks over the gardens at the rear and parkland beyond. It is complemented by extensive communal facilities. This is a shared ownership opportunity and the quoted price represents 75% of the gross value.

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 large and very well presented almost new retirement apartment.

* First floor apartment with excellent communal facilities.

* Shared ownership opportunity.

* Large reception hall.

* Spacious living room.

* Well equipped modern kitchen.

* Large main bedroom with direct access to the Jack and Jill wet room.

* Well proportioned second bedroom.

* Large wet room with a white suite including walk-in shower area.

* Views over lovely landscaped South facing communal gardens to rear overlooking parkland.

* Communal parking to front.

* Communal library and sitting room with TV on the second floor.

* Communal facilities on the first floor including large lounge, laundry, function room, restaurant, buggy store and guest room.

* Electric radiator heating.

Leasehold

The Lease Term is 125 years from the 28th June 2011.

There is monthly service charge of £422.83 and a weekly Core Care Charge of £55.50.

Residents must be over the age of 55.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Agents Note

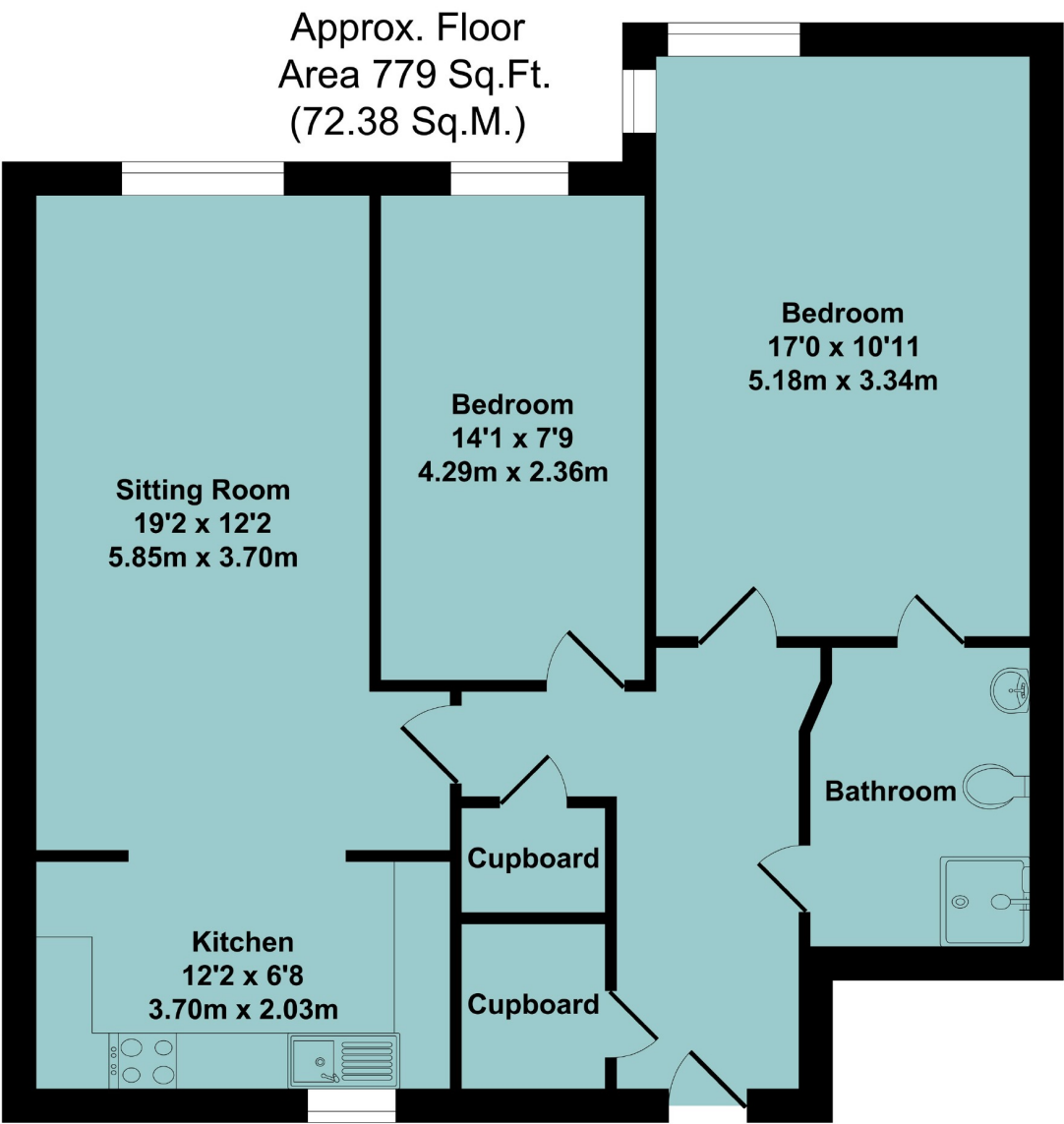
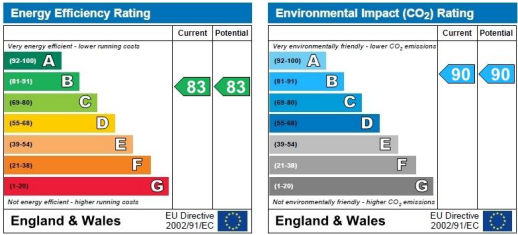
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

A copy of the full Energy Performance Certificate is available on request.



Total Approx. Floor Area 779 Sq.Ft. (72.38 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.