



19 Spencer Court
Banbury



19 Spencer Court Banbury, Oxfordshire, OX16 5EY

Approximate distances

Banbury town centre 0.2 miles

Banbury railway station 0.75 miles

Junction 11 (M40 motorway) 1.5 miles

Oxford 22 miles

Stratford upon Avon 19 miles

Leamington spa 18 miles

Banbury to Marylebone by rail approx. 55 mins

Banbury to Oxford by rail approx. 17 mins

Banbury to Birmingham by rail approx. 50 mins

**A SPACIOUS TWO BEDROOMED GROUND FLOOR
RETIREMENT APARTMENT IN THIS WELL SERVED POPULAR
WARDEN ASSISTED DEVELOPMENT WITH OWN ACCESS.**

Own private entrance, entrance hall, sitting room, kitchen,
two bedrooms, bathroom, communal lounge and
kitchenette, laundry, guest room, communal parking,
communal well tended gardens. Energy rating C.

£140,000 LEASEHOLD





Directions

From Banbury town centre proceed via the High Street into George Street and before the main set of traffic lights turn right into Britannia Road and Spencer Court will be found after a short distance on the left.

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

19 SPENCER COURT forms part of this well served block of retirement apartments situated very close to Banbury town centre. The property itself benefits from being ground floor but also having it's own private front door access. The property isn't actually within the main block itself, but beneath the entrance canopy. The accommodation is well presented and spacious. Communal facilities include a residents lounge and kitchen, communal laundry, resident House Manager, close circuit television for security, communal South facing gardens and car park.

A floorplan has been prepared to show the room sizes and layout of the property as detailed below. Some of the main features are as follows:

- * A ground floor two bedroomed retirement apartment.
- * Very close to the town centre.
- * Within walking distance of the railway station.

- * Roomy hallway with large linen cupboard and a storage cupboard.

- * Kitchen with sink unit, oven, hob and extractor hood.

- * Good sized living room.

- * Two double bedrooms, fitted wardrobe in bedroom one.

- * Bathroom with large shower cubicle, vanity wash basin, WC, extractor fan, electric chrome radiator, ceramic tiled walls.

- * Economy Night Storage Heating and double glazing.

- * An excellent range of communal facilities.

- * Emergency pull cords to each room linked to a call centre and the House Manager's office.

- * Communal residents lounge and kitchen.

- * Communal laundry.

- * Communal well tended gardens.

- * Communal off road parking.

Leasehold

The property is held on a 125 year lease which commenced on 01.12.1998.

Service charge £1,470.41 payable twice yearly.

Ground rent £192.50 payable twice yearly.

Age Restriction

Residents must be over the age of 60 years or in the event of a couple purchasing one must be over the age of 60 and the other over 55.

Services

All mains service 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.

Agent's note

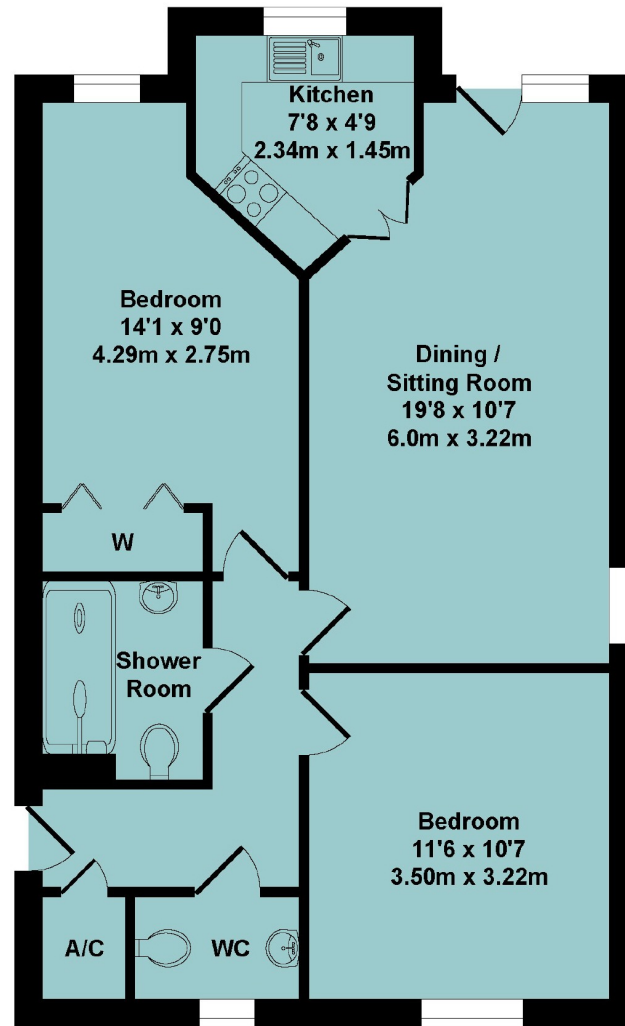
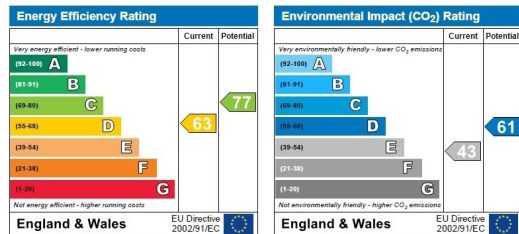
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or 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 646 Sq.Ft. (60.0 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.