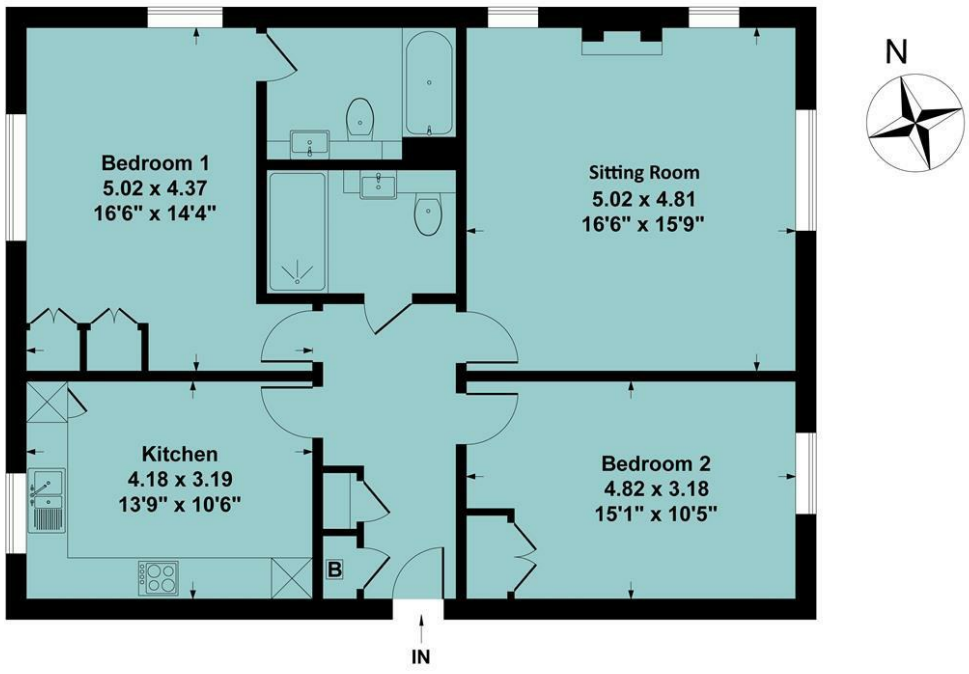
Agents Note

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 is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



First Floor

First Floor Approx Area = 93.85 sq m / 1010 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

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.

Apartment 10 Godswell Park, Church Street
Bloxham

Apartment 10 Godswell Park, Church Street, Bloxham, Oxfordshire, OX15 4ES



Approximate distances
Banbury 4 miles
Chipping Norton 10 miles
Junction 11 (M40 motorway) 6 miles
Oxford 23 miles
Banbury railway station 5 miles
Junction 11 (M40 motorway) 6 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

RARELY AVAILABLE TO THE OPEN MARKET A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT ADJACENT TO THE EXCELLENT GODSWELL PARK NURSING HOME WITH ACCESS TO THE FACILITIES, CATERING AND 9 ACRES OF PARKLAND GROUNDS ADJOINING FIELDS

Communal hall, staircase or lift, large hall, double aspect sitting room, kitchen/dining room, large main bedroom with ensuite bathroom, second large double bedroom, shower room, gas underfloor heating, high ceilings, beautiful views over gardens and countryside, allocated parking space, visitors parking, no upward chain. Energy rating C.

£475,000 LEASEHOLD











Directions

From Banbury proceed in a southwesterly direction toward Bloxham and Chipping Norton (A361). Continue through the village passing the shops in the High Street and continue straight ahead into Church Street. Before reaching the church turn left into Godswell Park and continue to the back of the complex where the apartments are situated and the allocated space is the last on the left hand side.

Situation
BLOXHAM lies approximately 3 miles away from Banbury. It is a highly sought after and well served village with amenities including shops, a beauticians, a hairdressers, public houses, parish church, independent and comprehensive secondary schools, primary school, post office, bus service and doctor's surgery.

The Property
The apartments at Godswell Park are designed to an extremely high standard located adjacent to Godswell Park Care Home on the edge of the village. Constructed of local, mellow coloured ironstone, the apartments are arranged on two floors and the subject property is on the first floor with beautiful outlooks. The apartment is particularly spacious and is the larger of two styles in the development and extends to approximately 1010 sq. ft.

The apartment offers total independence if required but also the flexibility of having the security and assistance available from the care home at Godswell Park if desired. One of the huge benefits is the enjoyment of the facilities including the excellent catering at Godswell Park. The nine acres of grounds including parkland gardens can be enjoyed beyond which are open fields and woodland.

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 rare opportunity to acquire one of these exceptional apartments which rarely are offered to the open market.

* Exceptionally spacious accommodation complemented by high ceilings, high quality fittings and beautiful outlooks.

* Approached at the rear of the building a communal door opens to a large hall, staircase and lift to the first floor.

* Large private hall with door to built-in storage cupboard, separate boiler cupboard housing the wall mounted gas fired boiler.

* An elegant double aspect living room with fine far reaching views over the grounds, fields and woodland beyond, windows to side and rear, ornamental brushed stone fireplace.

* Kitchen/dining room with an extensive range of Cotswold green coloured units incorporating a built-in oven, separate hob and extractor, integrated fridge/freezer, dishwasher and washing machine, space for table and chairs, view over the garden.

* Very well proportioned double aspect main bedroom with fitted range of wardrobes, windows to front and side with lovely outlooks and door to the ensuite bathroom fitted with a white suite comprising panelled bath with mixer taps and shower attachment, semi recessed wash hand basin and WC, fully tiled walls, heated towel rail, ceramic tiled floor, extractor fan.

* Large second double bedroom with window to rear over the gardens and countryside beyond, fitted double wardrobe.

* Separate shower room with large walk-in fully tiled shower area, semi recessed wash hand basin with cupboards under, WC, fully tiled walls, ceramic tiled floor, heated towel rail.

* Lovely parkland gardens and grounds with summerhouse, entertaining area with kitchen garden and croquet lawn.

* Allocated parking space and further visitors parking available.

Services
All mains services are connected. The wall mounted gas fired boiler is located in a cupboard off the hall.

The home's own transport is used for frequent outings, ranging from a local shopping trip to excursions further afield. Residents are encouraged to pursue and develop interests that attract them, with the theatre and gardening clubs particularly popular. Family and friends are warmly welcomed to garden parties, barbecues and other activities arranged during the summer months, whilst the winter provides opportunities for more indoor pastimes.

Leasehold
125 year lease from 01/08/2013 to 31/07/2138. The service charge and ground rent is £414.75 per month (£4.977.00 per annum) which covers the call bell system, post and paper delivery, communal gas and electricity, lifts, garden maintenance, emergency generator, CCTV and dustbin collection. Please note that residents must be 65 years or over.

Local Authority
Cherwell District Council. Council tax band C.

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

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

Anti Money Laundering Regulations
In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.