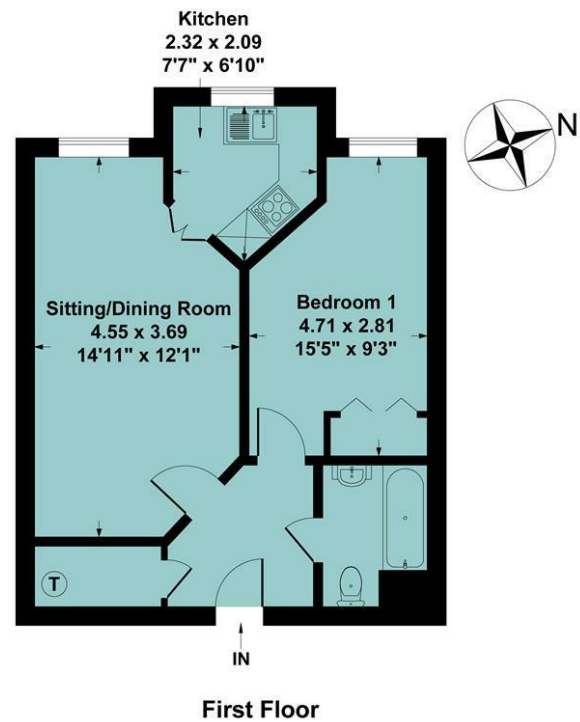


**Agents Note**

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 = 45.70 sq m / 492 sq ft  
 Total Area = 45.70 sq m / 492 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01295 271414 [ankerandpartners.co.uk](http://ankerandpartners.co.uk) [post@ankerandpartners.co.uk](mailto: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.



37 Spencer Court, Britannia Road  
 Banbury



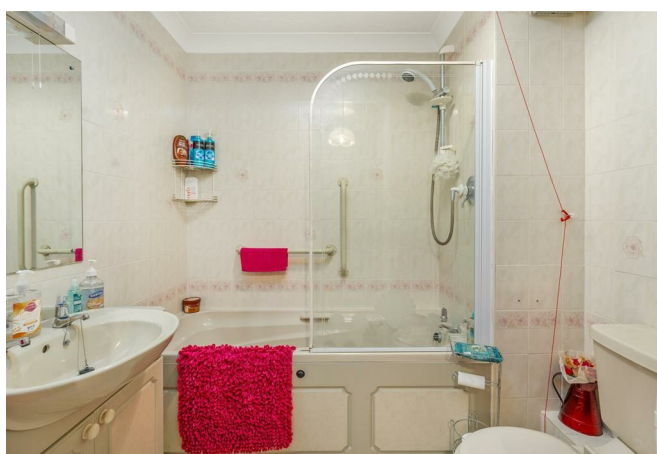
**37 Spencer Court, Britannia Road,  
Banbury, Oxfordshire, OX16 5EY**

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 FIRST FLOOR ONE DOUBLE BEDROOM RETIREMENT  
 APARTMENT IN THIS CONVENIENTLY LOCATED  
 WARDEN ASSISTED DEVELOPMENT IN THE TOWN  
 CENTRE WITHIN WALKING DISTANCE OF THE  
 RAILWAY STATION**

**Communal entrance hall, entrance hall, sitting  
 room, kitchen, bedroom, bathroom, communal  
 garden. Energy rating B.**

**£70,000 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. Proceed through the arch into the communal parking area.

**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**

37 SPENCER COURT forms part of this well served complex of retirement apartments situated in the town centre. This is a first floor apartment complemented by a range of communal facilities, House manager, CCTV security and south facing communal gardens to the rear.

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:

- \* Communal lobby and entrance where there is a Manager's office, access to communal resident's lounge and kitchen, a short walk to the communal laundry and lift to the upper floors.
- \* Entrance hall with intercom system and airing cupboard.
- \* Light and airy sitting room with space for dining table, feature fireplace, window to front, door to kitchen.
- \* Kitchen comprising wall and base mounted units, integrated oven and hob, space for fridge, window to front.

\* Double bedroom with built-in wardrobes.

\* Bathroom comprising bath with shower over, wash hand basin, WC and extractor fan.

The property is held on a 125 year lease which commenced 01/12/98. Service charge £2,667.48 per annum. Ground rent £330 per annum.

\* Communal well tended south facing gardens.

\* Communal parking for residents which is ANPR regulated.

**Services**

All mains services are connected with the exception of gas.

**Age restriction**

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

**Local Authority**

Cherwell District Council. Council tax band B.

**Viewing**

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

**Energy rating: B**

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.