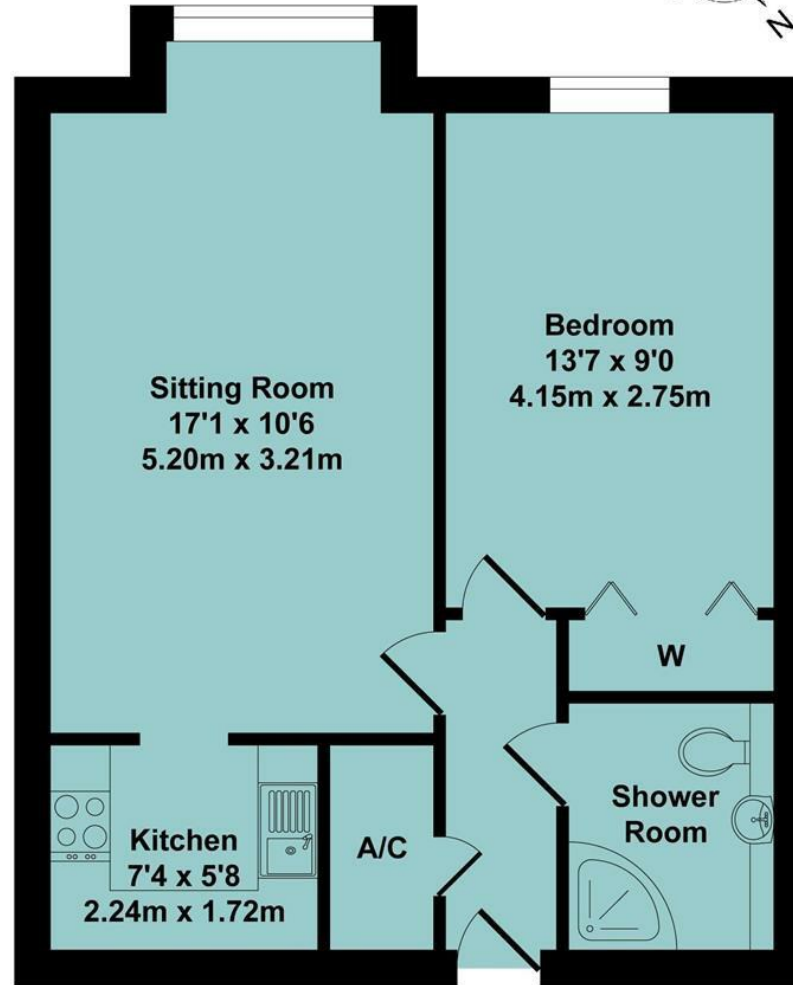


Agents Note

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(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	

Total Approx. Floor Area 469 Sq.Ft. (43.60 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

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.



**51 Chamberlaine Court
 Banbury**



51 Chamberlaine Court, Banbury, Oxfordshire, OX16 2PA

Approximate distances
 Banbury town centre 0.2 miles
 Banbury railway station 0.5 miles
 Junction 11 (M40 motorway) 1 mile
 Oxford 22 miles
 Stratford upon Avon 20 miles
 Leamington Spa 19 miles
 Banbury to London Marylebone by rail 55 mins
 Banbury to Birmingham by rail approx. 50 mins
 Banbury to Oxford by rail approx. 19 mins

A ONE DOUBLE BEDROOM CANAL SIDE MODERN RETIREMENT APARTMENT

Communal porch, hall, stairs and lift, private hall, open plan living space with canal and garden views, modern kitchen, large double bedroom with canal views, modern bathroom, communal lounge and kitchenette, communal laundry, off road parking, lovely south facing gardens, no upward chain. Energy rating C.

£125,000 LEASEHOLD



Directions

From Banbury Cross proceed via Horsefair and into North Bar. Turn right at the traffic lights into Castle Street and bear left at the mini roundabout and right at the next mini roundabout into Spiceball Park Road. Chamberlaine Court will be found after a short distance on the right.

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.

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:

- * Exceptionally well presented apartment.
- * Ideally located within easy walking distance of the town centre and all daily amenities including a supermarket only yards from the property, leisure facilities including multi screen cinema at The Light just along the canal and a the Spiceball Leisure Centre and gym.
- * Brand new Fischer High Heat Retention Storage Heaters with 10 year transferable guarantee.
- * Updated electrics, water system, new oven and hob.
- * Benefitting from canal side views.
- * Hall with door to built-in storage cupboard and airing cupboard.
- * Newly decorated living room with bay window overlooking the canal. new flooring and archway to kitchen.
- * Modern kitchen with white wall and base units with black worktop over. Built-in oven and fridge.
- * Double bedroom with window overlooking the canal, built-in wardrobes and updated flooring.
- * Modern bathroom with shower cubicle, wash hand basin, WC, heated towel rail and extractor fan.
- * House Manger, communal lounge with doors to garden,

kitchenette, communal laundry with access to the gardens.

- * Lovely canal side communal south facing gardens to side and rear.
- * Communal off street parking with security barrier.
- * Centralised emergency system via pull cords in the apartment.
- * Guest suite available by reservation.
- * 120 year lease which commenced on 24th June 1993. There is an annual service charge of £3,204.62 and an annual round rent of £712.02.

Local Authority

Cherwell District Council. Council tax band B.

Services

All mains services are connected with the exception of gas.

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.