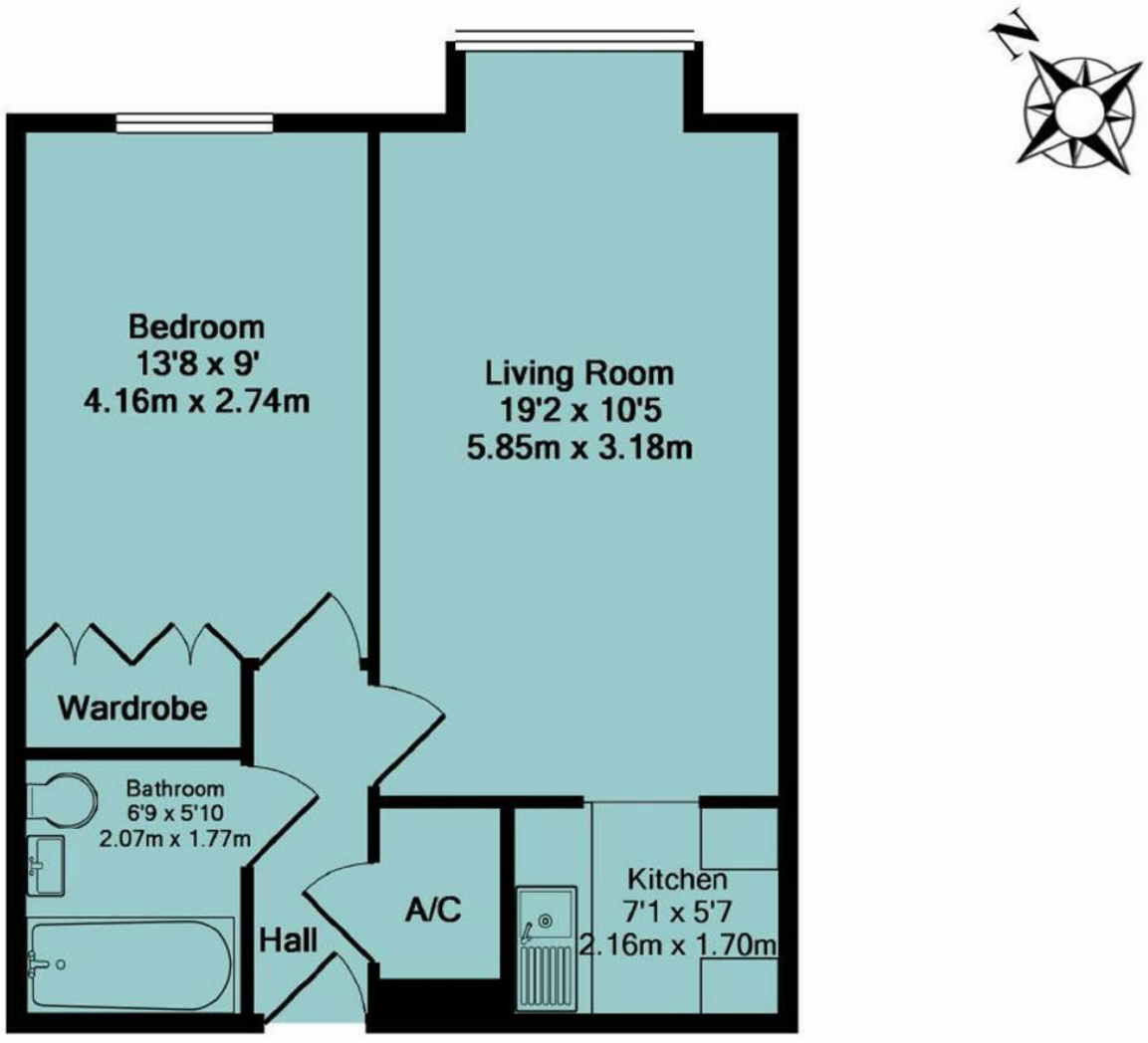
Agents Note

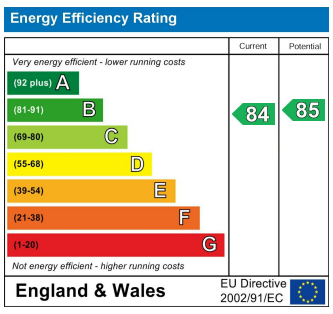
All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or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



Total Approx. Floor Area 450 Sq.Ft. (41.8 Sq.M.)
Made with Metropix ©2010



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.

19 Chamberlaine Court, Spiceball Park Road
Banbury

Anker

19 Chamberlaine Court, Spiceball Park Road, Banbury, Oxfordshire, OX16 2PA

Approximate distances
Banbury town centre 0.1 miles
Junction 11 (M40 motorway) 0.7 miles
Banbury railway station 0.5 miles
Oxford 21 miles
Banbury to London Marylebone by rail 55 minutes

A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT IN THIS DESIRABLE COMPLEX WHICH BACKS ONTO THE OXFORD CANAL AND HAS AN EXTREMELY CONVENIENT LOCATION YARDS FROM A SUPERMARKET, LEISURE AND FURTHER RETAIL OUTLETS

Communal entrance hall, lift and stairs, private hall, sitting room, kitchen, bedroom, bathroom, security entry phone and emergency 24 hour helpline, communal laundry, communal lounge, resident house manager, pleasant South facing communal gardens, communal parking area, very short walk from Castle Quay shopping area. Energy rating B. No onward chain.

£85,000 LEASEHOLD

Directions

From Banbury Cross proceed via Horsefair into North Bar turning right at the junction into Castle Street. Bear left at the roundabout and right at the next roundabout into Spiceball Park Road and Chamberlaine Court will be found 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 and other features are as follows:

* A first floor one bedroomed retirement apartment in this desirable complex which backs onto the Oxford Canal.

* Within easy walking distances of shops, The Light leisure complex including multiplex cinema and a recently opened supermarket as well as being convenient for the railway station.

* Hall with built-in airing/storage cupboard, security entry phone and emergency buzzer system with pull cords around the apartment to alert the House Manager or the centralised emergency call system.

* Kitchen with range of cream shaker style base and eye level cream units incorporating a stainless steel built-in oven, hob and extractor, space for under counter fridge, fully tiled walls.

* Sitting room with window to front and semi open plan access to kitchen.

* Double bedroom with window to front and built-in wardrobe.

* Bathroom with a white suite comprising panelled bath with mixer taps and shower unit over with fully tiled surround, semi recessed wash hand basin with mixer taps and double cupboard under, half tiled walls.

* South facing gardens adjoining the canal.

* Resident House Manager.

* 24 hour emergency helpline.

* Guest apartment available for friends/ relatives available by reservation at a cost.

Services

All mains services are connected with the exception of gas.

Local Authority

Cherwell District Council. Council Tax Band B.

Leasehold

120 year Lease which commenced on 24th June 1993. Annual Service charge is £3,204.62 and the annual ground rent is £667.62.

Viewing

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

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.