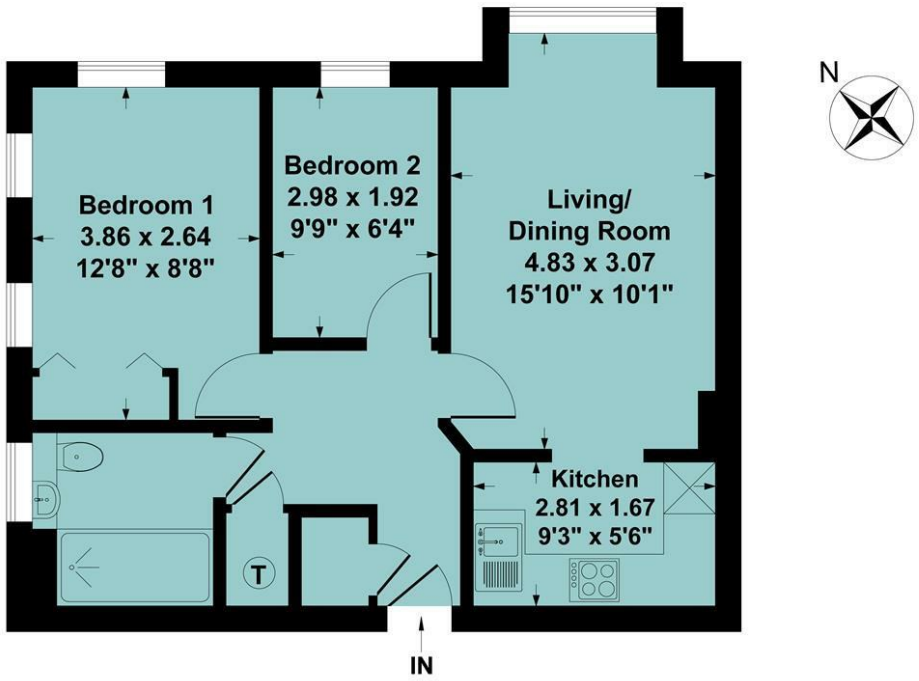
Agents Note

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.

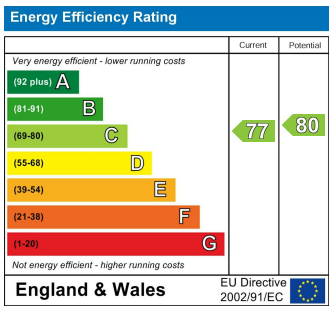


Second Floor

Second Floor Approx Area = 48.82 sq m / 525 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.



39 Chamberlaine Court
Banbury

39 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 VERY WELL PRESENTED RETIREMENT APARTMENT IN THIS POPULAR CANALSIDE DEVELOPMENT WITHIN EASY WALKING DISTANCE OF ALL DAILY AMENITIES

Hall, sitting room, refitted kitchen, double aspect main bedroom, second bedroom, refitted shower room, communal facilities, House Manager, communal parking and south facing canalside gardens. Energy rating C.

£105,000 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:

* A relatively rare opportunity to acquire one of the few two bedroom apartments in Chamberlaine Court with double aspect main bedroom.

* This exceptionally well presented second floor apartment has been recently updated.

* Ideally located within easy walking distance of the town centre and all daily amenities including a supermarket only yards from the property and leisure facilities including multi screen cinema at The Light just along the canal.

* Hall with door to built-in storage cupboard and separate built-in airing cupboard, hatch to loft.

* Living room with bay window to front, fitted electric fire, archway to the kitchen.

* Kitchen which has recently been refitted with a range of white gloss units incorporating a built-in high oven and fitted microwave, separate ceramic hob and extractor over, space for fridge/freezer, retro tiling.

* Double aspect main bedroom with windows to front and side.

* Second single bedroom with window to front.

* Refitted shower room with a white suite comprising large walk-in shower with fully tiled surround, semi recessed wash hand basin with cupboard under and WC, window, ceramic tiled floor, heated towel rail.

* House Manager, communal lounge with doors to garden, kitchenette, communal laundry with access to the gardens, lovely canalside communal south facing gardens to side and rear.

* Communal off street parking with security barrier.

* Centralised emergency system via pull cords in the apartment.

Local Authority

Cherwell District Council. Council tax band B.

* Guest suite available by reservation.

Services

All mains services are connected with the exception of gas. Heating is by way of electric night storage.

Tenure

Leasehold. 120 year lease which commenced on 24th June 1993.
Service charge £4,119.26 per annum.
Ground rent £712.02 per annum.

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 £35 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.