



8 Spencer Court, Britannia Road, Banbury, OX16 5EY
Guide Price £105,000 Leasehold

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*A well presented one bedroom ground floor retirement apartment, situated within easy walking distance of Banbury town centre and available exclusively to residents aged 60 and over. The apartment offers spacious and well planned accommodation, including a large L-shaped living/dining room with direct access onto the communal gardens, a good sized kitchen, generous double bedroom and a refitted wet room. The development also benefits from communal parking, landscaped communal gardens, a communal laundry and residents' living area. The property is offered for sale with **no onward chain**.*

Entrance Hallway | L-Shaped Living Dining Room with Direct Access to Garden | Kitchen | Large Double Bedroom | Wet Room | Communal Parking | Communal Garden | Communal Laundry | Communal Living Area | Exclusively for the Over 60's

Accommodation

Entrance Hallway: Accessed via a front door, the entrance hallway features an emergency pull cord system and intercom entry system. There is a small storage cupboard housing the fuse box and a large airing cupboard.

Living/Dining Room: A particularly spacious L-shaped reception room providing ample space for both a sofa suite and dining table and chairs. The room features a decorative fireplace with electric fire, wall-mounted night storage heater and a UPVC double glazed window. A UPVC double glazed door provides direct access onto the communal gardens, allowing the garden to be enjoyed directly from the apartment.

Kitchen: Fitted with a range of base and eye level units with laminate work surfaces and tiled splashback areas. Integrated appliances include an electric oven, four ring electric hob and sink unit, with space for an under counter fridge. A UPVC double glazed window overlooks the communal gardens.

Bedroom: A generous double bedroom enjoying a pleasant outlook over the rear communal gardens. The room benefits from a wallmounted night storage heater, UPVC double-glazed window and built-in wardrobes fitted with mirrored concertina doors.

Wet Room: The refitted wet room features a modern white suite comprising of a low level WC, wash hand basin with built-in storage drawers and a large walk in shower area with electric shower. The walls are finished with a combination of tiling and aqua boarding, with non-slip flooring and extractor fan.

Spencer Court

Located within the heart of the town centre, within minutes of walking from the main shopping areas and convenient for railway and bus stations. Residents aged 60 years and over.

Communal areas.
Communal garden and parking.
Communal lounge on ground floor.
Laundrette with washing machine, dryers and ironing boards.
Guest suite available which can be booked for visiting family/friends.
Large shed available for storage of mobility scooters.

Outside

The property benefits from well-maintained communal gardens, with the apartment enjoying the added advantage of direct access from the living/dining room. The communal grounds provide attractive areas for residents to sit and enjoy the outdoor space.

There is communal parking available for residents, together with communal facilities including a laundry and residents' living area.

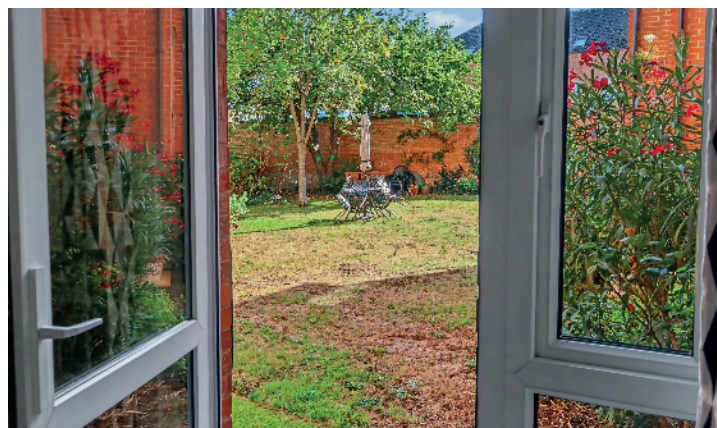
Agents Note

The apartment benefits from an emergency pull-cord system in all rooms.

Lease: Remaining 98 years
Ground Rent: £630.89 per annum
Service Charge: £238 per calendar month

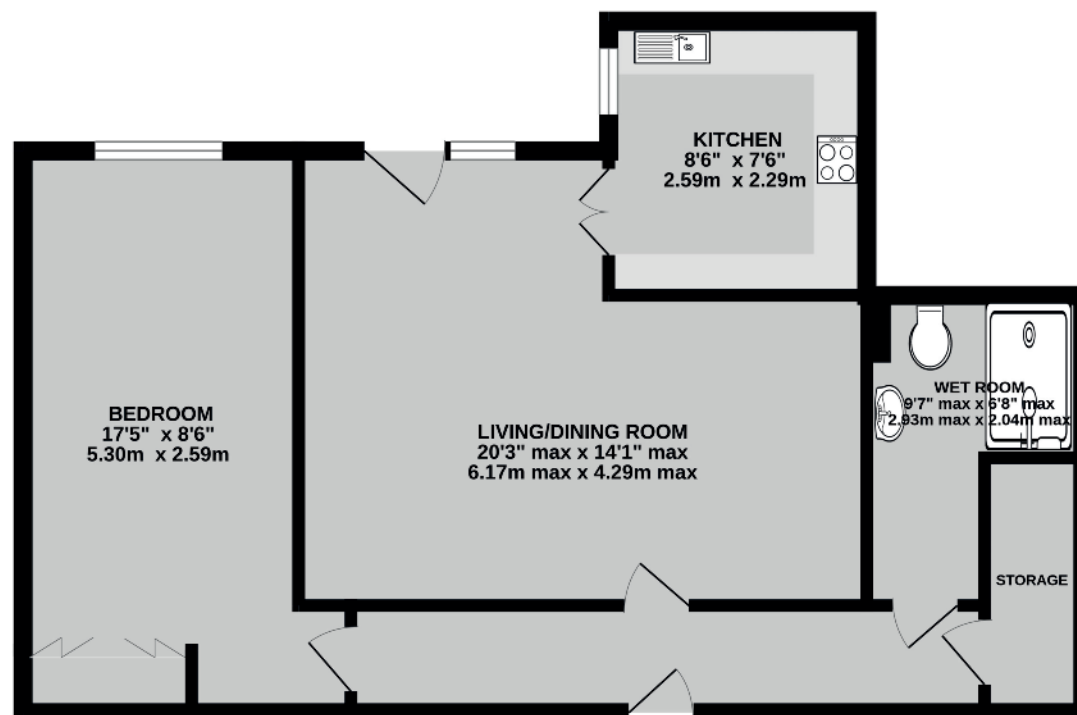
Services: All **Council Tax Banding:** B
Authority: Cherwell District Council





571 sq.ft. (53.1 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 571 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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