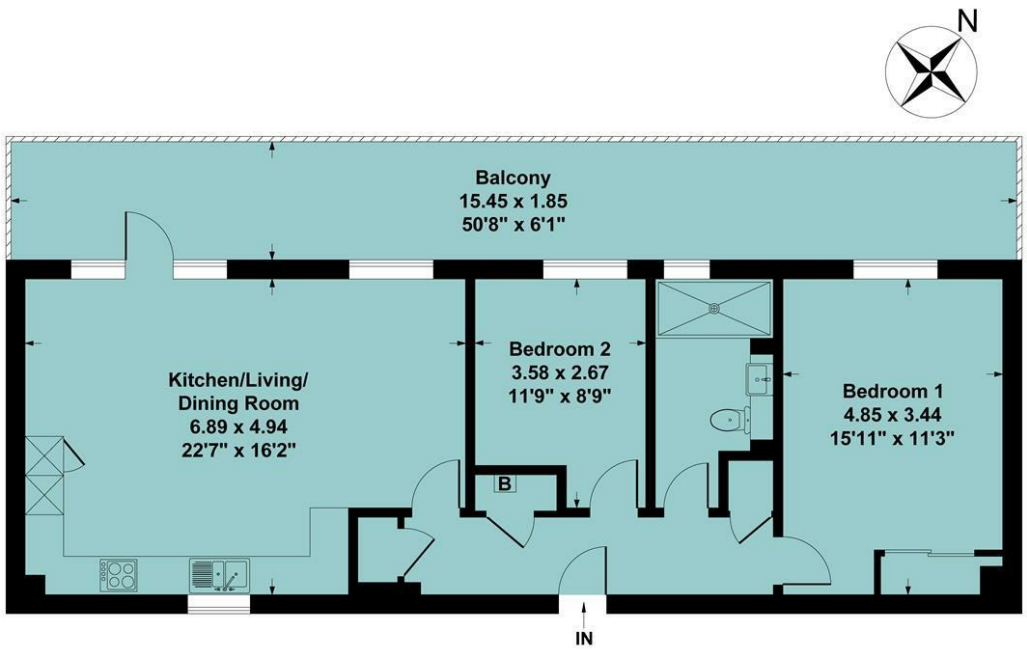
## Agents Note

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.



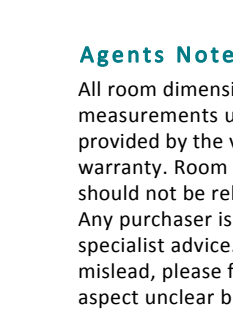

Third Floor

**Approx Area = 75.56 sq m / 813 sq ft**

**Balcony Approx Area = 29.33 sq m / 316 sq ft**

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

www.focuspointhomes.co.uk





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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.





# 77 Park Gardens, Bath Road
# Banbury

Anker

# 77 Park Gardens, Bath Road, Banbury, Oxfordshire, OX16 9HQ



Approximate distances
Banbury town centre 0.3 miles
Junction 11 (M40) 1.5 miles
Banbury railway station 1 mile
Oxford 22 miles
Stratford upon Avon 18 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Oxford by rail approx. 17 mins
Banbury to Birmingham by rail 50 mins approx.

**AN EXCELLENT TWO BEDROOM PENTHOUSE APARTMENT IN THIS EXCEPTIONAL RETIREMENT COMPLEX FEATURING A VERY LARGE PARTIALLY COVERED BALCONY AND OPEN PLAN LIVING KITCHEN/DINING ROOM SPACE**

**Communal entrance lobby and foyer, lifts, large private hall, superb open plan living kitchen/dining rea, very large partially covered balcony, two double bedrooms, wet room, communal lounge, bistro, spa room, activity studio, hair salon, gardens, on site parking by reservation, no onward chain. Energy rating B.**

**£315,000 LEASEHOLD**











## Directions

From Banbury Cross proceed via West Bar into the Broughton Road. Just after the college turn right into Bath Road and continue almost to the entrance of People's Park and turn right into Park Gardens.

### 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.

PARK GARDENS offers a variety of opportunities to take up a new hobby, make new friends and get involved in a range of activities whenever you like, right on your doorstep. Retirement Living is all about doing the things that you want to do when you want to do them. Communal facilities include café bistro, lounge, activity studio, gym, hair and beauty salon The market town of Banbury is the ideal setting for your new retirement home, Park Gardens is less than a mile from the town centre with its fantastic range of shops, pubs and restaurants plus places of interest such as The Oxford Canal and Tooley's Boatyard.

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:

* Located on the top floor of this exceptional complex of retirement apartments adjacent to People's Park and within walking distance of the town centre.

* Lovely open plan living kitchen dining area with white gloss units incorporating a built-in oven, microwave, induction hob, full sized dishwasher, washing machine, fridge and freezer, ample space for table and chairs and lounge furniture, door and windows to the covered balcony area which extends further providing one of the largest balconies in the block.

* From the balcony there are fine views over roof tops to the front with a large number of tree canopies in the foreground and distance.

* Large main double bedroom with window to front with far reaching outlooks, built-in double wardrobe.

* Second smaller double bedroom and large wet room featuring an accessible walk-in shower area with large drench shower head, semi recessed wash hand basin with cupboards under and WC, heated towel rail, window, tiled walls.

* Communal gardens with greenhouse and raised bed which residents can tend by permission.

* On site parking area where spaces can be reserved for a monthly charge of £30.

* We understand that dog owners may bring their current dog by permission although they may not be able to replace that with another one at a later date.

* Guest suite available by reservation at an extra charge.

* We understand that care is available and will be charged for accordingly.

* Emergency assistance is available 24/7 and there is a House Manager during office hours daily.

* Electric underfloor heating which is controlled via a thermostat in the hall.

### Tenure

A leasehold property. Length of lease 146 years which commenced in 2019. There is a monthly service charge of £598.61 which covers 24/7 care presence, manager and facilities coordinator, utilities, communal area utilities, landscaping and gardening, maintenance of lift and call service, communal Wi-fi, service contracts, office telephone and IT, various fees, various insurances and window cleaning. Council tax, contents insurance, telephone, broadband and TV licence are NOT covered by the service charge. No ground rent.

### Services

All mains services are connected with the exception of gas.

### Local Authority

Cherwell District Council. Council tax band C.

### 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 £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.