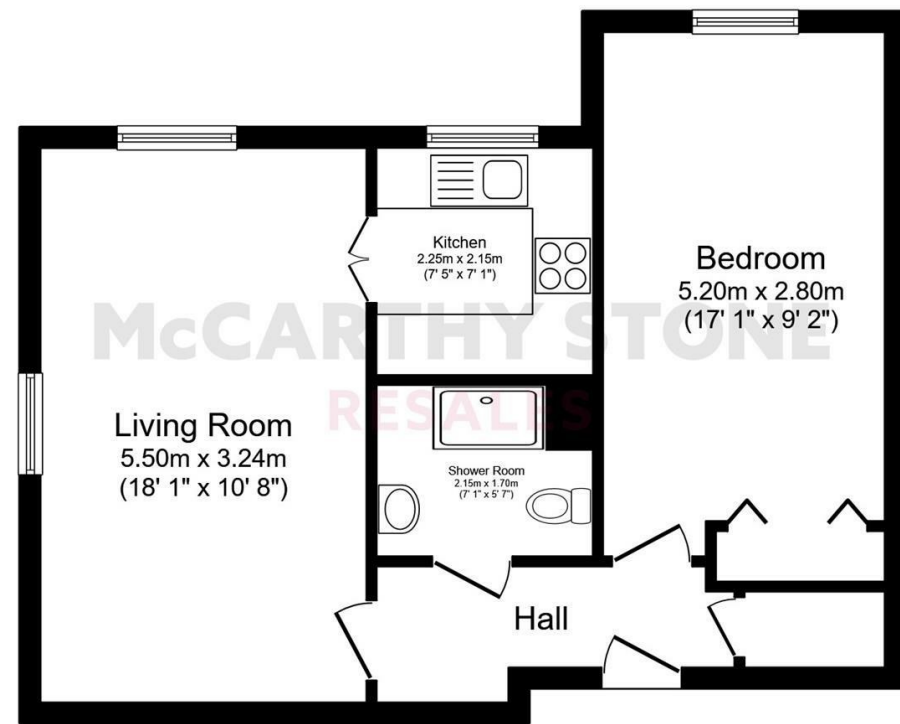


McCARTHY STONE RESALES

31 MERISHAM COURT
SCHOOL LANE, BANBURY, OX16 2AT



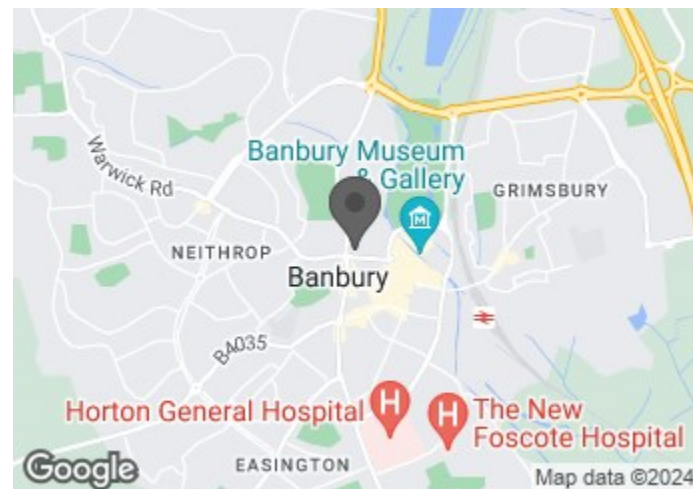
Total floor area 48.1 sq.m. (517 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: B



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



McCARTHY STONE RESALES

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Spacious retirement apartment boasts a bright and spacious living room, a kitchen with built in appliances, double bedroom with FITTED WARDROBE and a CONTEMPORARY shower room completes this lovely apartment. The development has EXCELEENT COMMUNAL FACILITIES including landscaped gardens and a communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £120,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

SCHOOL LANE, BANBURY

1 BED | £120,000

MERISHAM COURT

Merisham Court, constructed and managed by retirement specialists, McCarthy & Stone, has been designed and constructed for modern living. There's a dedicated House Manager on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has secure entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the developments Guest Suite (usually for a fee of £25 per night - subject to availability).

The development has a wonderful friendly community feel. It's easy to make new friends and to lead a busy and fulfilled life at Merisham Court; there are always plenty of regular activities to choose from. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish. The property enjoys excellent communal facilities including a homeowners lounge, scooter store and landscaped gardens. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

LOCAL AREA

Banbury is a market town on the River Cherwell in Northern Oxfordshire, a bustling commercial and retail centre at the edge of the Cotswolds. There's something

for everyone available, the town centre is a short walk away where you will find the Castle Quay shopping Centre with its range of shops. The recently opened Castle Quay Waterfront is a 55,000 sqft entertainment space, set over 3 floors, including a 7-screen cinema, 10-lane bowling alley and plenty more activities and restaurants to suit all tastes.

ENTRANCE HALL

Front door with spy hole and letter box. The storage/airing cupboard is accessed from the hall. Doors leading to the living room, bedroom and shower room.

LIVING ROOM

A bright and spacious, living room allows the natural light to flood in and enjoys views over the communal gardens. Electric fire with feature surround provides an attractive focal point. TV points with Sky connectivity, telephone points, and a number of power points. Glazed double doors lead into the separate Kitchen.

KITCHEN

Fully fitted kitchen with a range of wall and base units. A stainless steel sink unit, with mixer tap and drainer, sits beneath a double glazed window with roller blind. Four ringed induction hob with extractor hood above. Integrated fridge/freezer. Built in fan oven. Tiled floor.

BEDROOM

Generous sized room with a double glazed window. Central ceiling light fitting. TV and telephone points. Power points. Built in wardrobe with mirror fronted door.

SHOWER ROOM

This modern fitted shower room is fully tiled and comprises; Shower Cubicle with grab rails; WC; Vanity unit with inset wash hand basin and fitted mirror above. Emergency pull-cord.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service Charge: £2,924.04 for financial year ending 31/3/2024. The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

CAR PARKING

There is no allocated parking at Merisham Court. All parking bays are first come, first served.

LEASE INFORMATION

125 years from 1st Jan 2009.

GROUND RENT

Ground rent: £763.22 per annum
Ground rent review: 1st Jan 2039

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

