

McCARTHY STONE RESALES

31 FOXHALL COURT
SCHOOL LANE, BANBURY, OX16 2AU



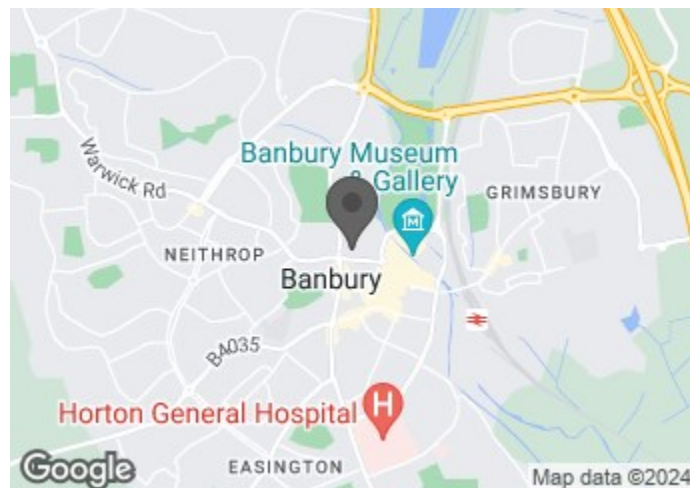
Total floor area 55.9 m² (602 sq.ft.) approx

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	85	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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SUPERBLY PRESENTED first floor retirement apartment benefitting from a SPACIOUS living room. A modern kitchen with BUILT IN APPLIANCES, DOUBLE bedroom and shower/bathroom completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including a table service restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

** Part Exchange and Entitlements Advice available- speak to your Property Consultant for more information**

PRICE REDUCTION

ASKING PRICE £115,000 LEASEHOLD

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

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

FOXHALL COURT, SCHOOL LANE,

1 BEDROOMS £115,000

SUMMARY

Foxhall Court is one of McCarthy & Stones Retirement Living PLUS range. An estates manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment.

For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided everyday.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

LOCAL AREA

The historic and lively Oxfordshire market town of Banbury, on the banks of the River Cherwell, is the setting for this McCarthy & Stone managed development. Less than half a mile away is the fabulous Castle Quay Waterfront, a brand new Leisure and Restaurant development where you will find a variety of shops and Lidl Supermarket, bars, cafes and restaurants. A state-of-the-art, 8 screen cinema with 10 lanes of bowling and a sun terrace overlooking the canal is due to open in 2022. Further afield is the vibrant town of Chipping Norton in the Cotswolds, situated about 12 miles west of Banbury, where you will find a host of shops, bars, restaurants. There's plenty of historic buildings to explore including the church which boasts one of the finest interiors of the great Cotswold churches.

ENTRANCE HALLWAY

Front door with spy hole leads to the large entrance hall. 24-hour emergency response speech module. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Doors lead to the bedroom, living room and bath/wet-room.

LIVING ROOM

Bright and spacious living room with a double glazed window. Electric fire with surround provides a great focal point. Room for dining table and chairs. TV and telephone points. Two ceiling lights, raised height sockets, fitted carpets, curtains. Part glazed double door lead into the kitchen.

KITCHEN

Fully fitted kitchen. with a range of base and wall units with roll top work surface and tiling over. Stainless steel sink with chrome lever taps sits beneath a double glazed window with fitted blind. Built-in electric oven, ceramic hob with extractor hood and fitted integrated fridge/freezer.

DOUBLE BEDROOM

A generously sized double bedroom. Ceiling light fitted carpets and curtains. Fitted wardrobe providing hanging rails and shelving. TV and phone point. Emergency pull-cord.

SHOWER ROOM

Fully fitted suite with bath and separate wet room style shower area with curtain and support rail. WC. Vanity unit with inset wash hand basin and mirror above. Full height wall tiling, slip resistant flooring, heated towel rail.

SERVICE CHARGE (BREAKDOWN)

- 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

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £8,544.84 per annum (up to financial year end 31/8/2023).

CAR PARKING (PERMIT SCHEME)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

LEASE INFORMATION

Ground rent: £435 per annum.

Ground rent review: 1st Jan 2024

Lease: 125 years from 1st Jan 2009

SERVICES AND INFORMATION

** Entitlements Service** Check out benefits you may be entitled too, to support you with service charges and living cost's.

** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

ADDITIONAL SERVICES

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

