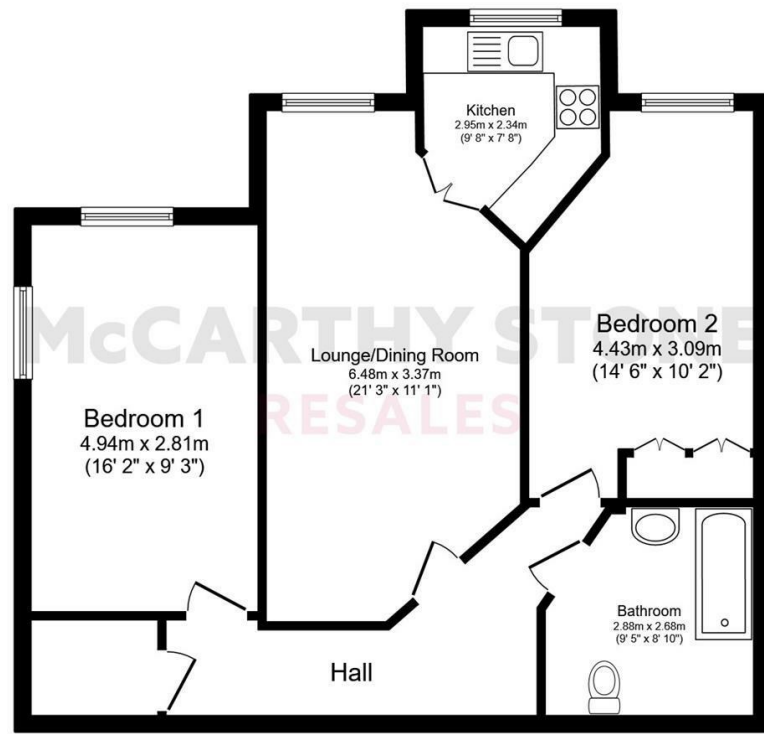


McCARTHY STONE RESALES

56 FOXHALL COURT SCHOOL LANE, BANBURY, OX16 2AU



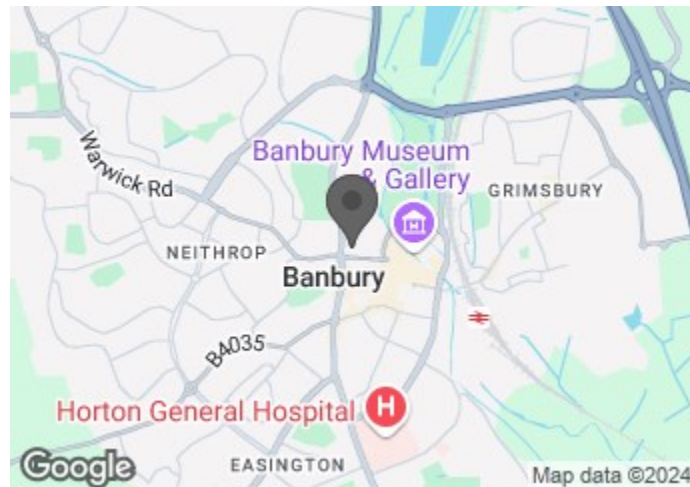
Total floor area 70.1 m² (754 sq.ft.) approx

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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Beautifully presented SECOND FLOOR TWO BEDROOM APARTMENT in a DESIRABLE RETIREMENT LIVING PLUS DEVELOPMENT for the over 60'S - easy access to all local amenities.

ASKING PRICE £135,000 LEASEHOLD

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

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

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FOXHALL COURT, SCHOOL LANE, BANBURY

2 BED | £135,000

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. Lift to all floors.

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. Foxhall Court is less than half a mile from the town where you will find The Castle Quay shopping centre. It has a range of stores for your perusal and in the market place a weekly market is held on Thursdays.

ENTRANCE HALLWAY

Front door with spy hole leads to the large entrance hall. 24-hour Appello 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 wet-room.

LIVING ROOM

Spacious living room with ample room for a dining table. Electric fire with surround provides a nice focal feature

TV and telephone points. Two ceiling lights., curtains and fitted carpets. Part glazed double doors lead into the kitchen.

KITCHEN

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

MASTER BEDROOM

A generously sized, dual aspect, double bedroom Ceiling light point. TV and phone point. Emergency pull-cord.

BEDROOM TWO

A generously sized double bedroom which would also work well as an office/dining room. Fitted wardrobe with hanging rails and shelving. Double glazed window. Ceiling light point, fitted carpets and curtains.

SHOWER ROOM

Fully fitted suite with a bath and separate wet room style shower with curtain and support rail. WC. Vanity unit with inset wash hand basin and mirror above. Ceiling light, slip-resistant flooring.

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

redecorating 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: £12,228.27 for financial year ending 31 August 2025

CAR PARKING (PERMIT SCHEME)

Car parking is not allocated but a space is available within the car park free of charge.

LEASE INFORMATION

Ground Rent: £916 per annum to be reviewed in Jan 2039

Lease Length: 125 years from Jan 2009

ADDITIONAL INFORMATION & SERVICES

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

MOVING MADE EASY

** 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.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

