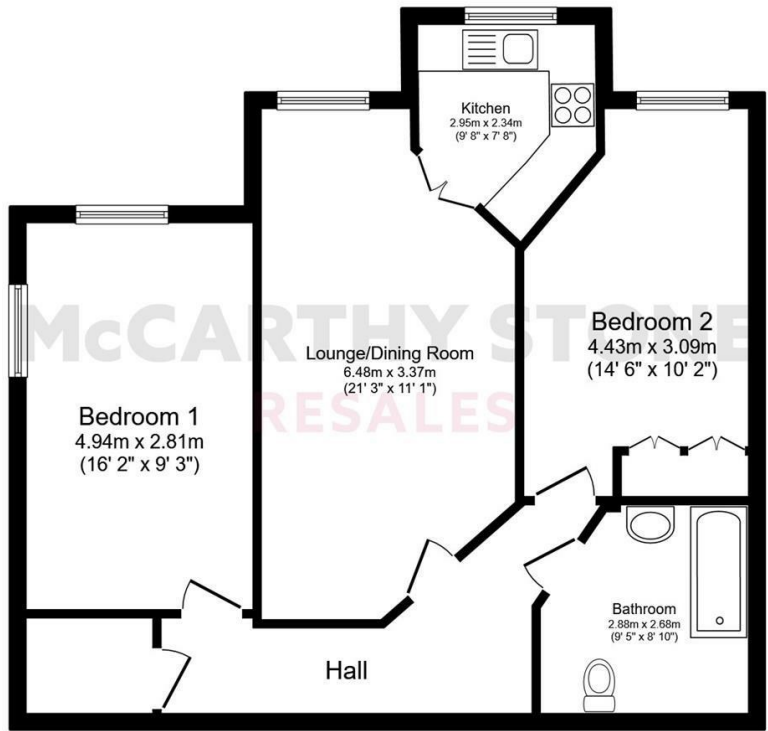


56 Foxhall Court

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £135,000 Leasehold

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.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Foxhall Court, School Lane, Banbury

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



2 bed | £135,000

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

