



56 Foxhall Court, Banbury, Oxon OX16 2AU
£139,950 Leasehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





An extremely well presented two bedroom retirement apartment

Entrance hallway | Living/dining room | Kitchen | Two large double bedrooms | Four piece wet room suite | On-site manager | Emergency pull cord system | Double glazing | Electric heating | Communal parking | Residents must be aged 60 years and over | No onward chain

Located in Foxhall Court within easy walking distance of the town centre is this extremely well presented second floor apartment. The property benefits from two large double bedrooms, four piece bathroom suite with wet room shower, good size living/dining room and kitchen. There is a warden emergency system. Offered with no onward chain.

Accommodation

Front door.

Entrance hallway: Wall mounted electric radiator. Doors to all accommodation. Airing cupboard housing hot water tank with additional shelving and light. Intercom system with emergency pull cord.

Living/dining room: Excellent size with room for a sofa suite and good size dining table. Wall mounted electric radiator. Electric fire with wooden surround. UPVC double glazed window overlooking front aspect. Emergency pull cord. Double doors with single glazed panels leading to kitchen.

Kitchen: A range of modern base and eye level units with laminate worktop. Built-in stainless steel sink unit. 4 ring electric hob and oven. Tiling to splashback areas. Dimplex fan heater. Emergency pull cord. UPVC double glazed window overlooking front aspect.

Bedroom one: Excellent size double bedroom benefiting from dual aspect windows overlooking front and side aspect. Wall mounted panel heater. Emergency pull cord.

Bedroom two: Excellent size double bedroom with built-in double wardrobe. Wall mounted slim-line electric panel heater. UPVC double glazed window overlooking front aspect. Emergency pull cord.

Wet room: Four piece white suite comprising of low level WC, wash handbasin with built-in storage cupboard underneath, panelled bath, wet room shower with grab handles, non-slip flooring and fully tiled walls. Wall mounted heated towel rail. Wall mounted Dimplex fan heater. Emergency pull cord and emergency push button on the bath panel.

Agents Note

Leasehold: Length of lease 125 years from 1/1/2009.

Ground rent: £255.00 per half year.

The last statement for the service charge is for the period 1.9.23 to 31.8.24 and is £962.26 per month.

The service charge covers staff, communal services, maintenance, professional services and residential office manager. 1 hour a week of cleaning/assistance (additional cleaning/assistance time is available if required at an additional cost).

Communal living area and restaurant.

The block is managed by a house manager 24 hours a day, 7 days a week.

Please note that residents must be aged 60 years and over.

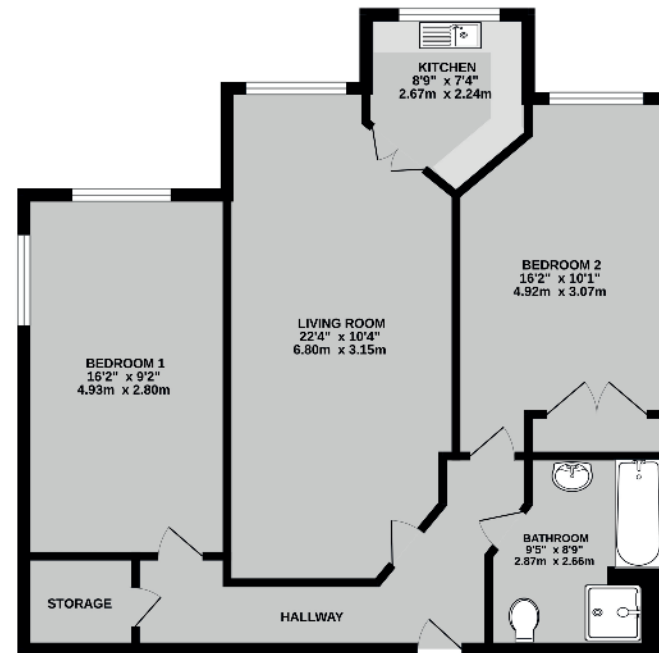
Council Tax Banding: C
Authority: Cherwell District Council

Directions: From Banbury Cross proceed north to the traffic lights and continue over into the Southam Road. Take the first right turn into School Lane.





708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
These details are for information only and do not form part of a contract. They are provided as a guide only and should not be relied upon for any purpose. The actual area and specifications may vary from those shown on the plan. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions. The agent is not responsible for any errors or omissions.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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