

**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

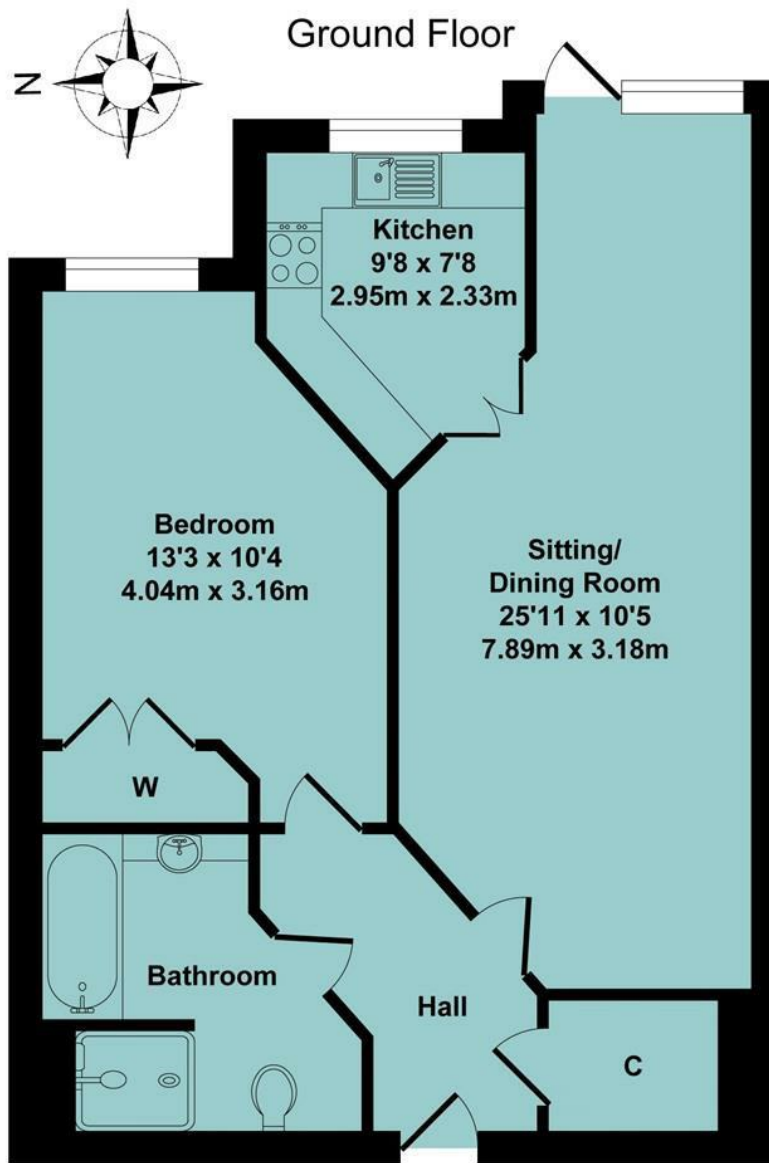
**Survey & Valuation**

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

**Referral fees**

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	84
(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	



Total Approx. Floor Area 587 Sq.Ft. (54.50 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



9 Foxhall Court  
Banbury





# 9 Foxhall Court, Banbury, Oxfordshire, OX16 2AU

## Approximate distances

Banbury town centre 0.2 miles

Banbury railway station 0.75 miles

Junction 11 (M40) 1.5 miles

Stratford upon Avon 19 miles

Oxford 21 miles

Banbury to London Marylebone by rail approx. 55 mins

Banbury to Birmingham by rail approx, 50 mins

Banbury to Oxford by rail approx. 17 mins

**A SPACIOUS AND WELL PRESENTED GROUND FLOOR ONE BEDROOMED RETIREMENT APARTMENT WITH DIRECT ACCESS TO A GARDEN & LOCATED NEXT DOOR TO THE GUEST SUITE.**

**Communal hall, lift, entrance hall, sitting/dining room, kitchen with integrated appliances, double bedroom, large bathroom/wet room, an excellent range of communal facilities including "Assisted Living" package, communal garden and parking. No onward chain. Energy rating**

**£120,000 LEASEHOLD**



## Directions

From Banbury Cross proceed via Horse Fair into North Bar and continue straight on at the traffic lights into Southam Road (A423). After a short distance turn right into School Lane and right again where signed for Foxhall Court. Bear left into the communal parking area and proceed via the garden along a path to the main entrance.

## Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

9 FOXHALL COURT is a spacious and well presented ground floor retirement apartment which opens directly onto a garden. The accommodation includes a living room adjoining a kitchen with integrated appliances, a large bedroom with built-in double wardrobe and a lovely wet room/bathroom including a bath and a very accessible walk-in shower. It is sold with the "Assisted Living" package which includes staffing, communal services, cleaning and maintenance, professional services, housekeeping and use of the restaurant and one hour a week of assistance. The office is manned by a House Manager 24 hours a day, 7 days a week. All associated costs are detailed below under the leasehold paragraph.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- \* A spacious ground floor retirement apartment.
- \* Direct access to garden
- \* Located within easy walking distance of the town centre.
- \* Forming part of the McCarthy Stone development with "Assisted Living" including a restaurant and other first class facilities.
- \* A friendly environment with regular events including music evenings, exercise, coffee mornings plus daily three course meals available to buy in the restaurant.
- \* Living room including dining area with double glazed doors opening to garden.
- \* A well equipped modern kitchen with a range of base and eye level units incorporating a built-in oven, separate hob and extractor, integrated fridge and freezer, work surfaces and window.
- \* A good sized double bedroom with built-in double wardrobe.

\* Large bathroom/wet room fitted with a suite comprising a panelled bath, accessible walk-in shower area with floor drain, wash hand basin, WC, heated towel rail/radiator.

\* A large and well used communal residents lounge, large restaurant, guest room with en-suite, laundry, lift to upper floors.

\* Resident House Manager on duty day and night.

\* Well tended communal south facing gardens.

\* Communal off street parking.

\* Emergency call system with pull cords in every room linking the apartment to the House Manager or essential switchboard if necessary 24 hours a day, 365 days a year.

## Leasehold

The property is held on a 125 year lease from 2009. There is a monthly service charge of £712.07 which covers staff, communal services and maintenance, professional services and the Residential Office Manager. One hour per week of cleaning/assistance. There is an additional ground rent of £435.00 per year. Please note that three course meals are available at lunch time in the restaurant at an additional cost of £7.20 Please note that residents must be 60 years or over. Pets which are already owned are permitted.

## Services

All mains services are connected with the exception of gas.

## Local Authority

Cherwell District Council. Council Tax Band B.

## Energy rating: C

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.