

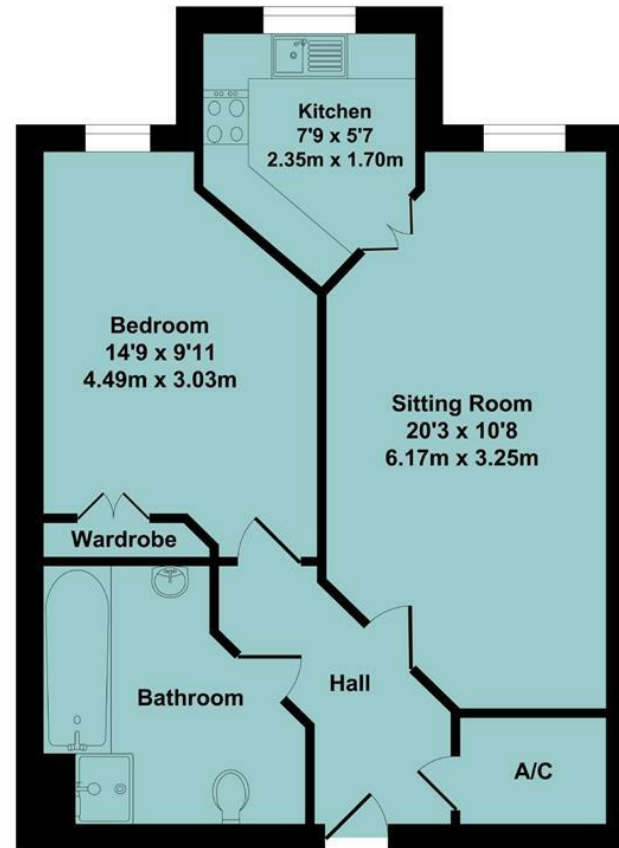
**Agents Note**

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.

**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.

Approx. Floor Area 533 Sq.Ft. (49.49 Sq.M.)



Total Approx. Floor Area 533 Sq.Ft. (49.49 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	78
(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	

01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk  
31-32 High Street, Banbury, Oxfordshire OX16 5ER



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.



14 Foxhall Court  
Banbury



# 14 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

**A WELL PRESENTED GROUND FLOOR ONE BEDROOMED RETIREMENT APARTMENT WITH OUTLOOKS OVER THE GARDENS AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

**Communal hall, private hall, sitting/dining room, kitchen with integrated appliances, large double bedroom, bath/wet room, an excellent range of communal rooms and facilities with "Assisted Living" package, communal garden and parking. Energy rating C.**

**£99,000 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.

## The Property

14 Foxhall Court is a well presented retirement apartment which occupies one of the favoured positions within the development on the ground floor and overlooking the communal garden. It is sold with "Assisted Living" package which includes staffing, communal services, cleaning and maintenance, reserved funds, professional services, house keeping and use of the restaurant. 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 well proportioned ground floor retirement flat complemented by an excellent range of communal facilities.
- \* A well proportioned sitting/dining room with window overlooking the garden and we understand that it is possible to install French windows opening to the garden if desired.
- \* A well equipped modern kitchen with a range of base and eye level units incorporating a built-in oven, separate four ring hob and extractor, integrated fridge and freezer, work surfaces, window overlooking the garden.
- \* Large double bedroom with built-in double wardrobe and window overlooking the garden.

\* A large bathroom/wet room fitted with a white suite comprising a panelled bath, walk-in shower area with floor drain, semi recessed wash hand basin, WC, ceramic tiled floor, fully tiled walls, heated towel rail/radiator.

\* Communal hall, Manager's office and lift access on the ground floor.

\* Exceptionally spacious communal residents lounge, separate IT area, large restaurant and guest room with en-suite.

\* Well tended communal south facing gardens.

\* Resident House Manager on duty day and night.

\* 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 January 2009.

There is a monthly service charge of £712.07 which covers, communal services and maintenance, professional services and staffing including the Office Manager in residence. One hour of cleaning/assistance per week. There is an additional ground rent of £435 per annum.

Please note that meals are available in the restaurant at an additional cost of £7.20 per day.

Please note that residents must be 60 years or over.

**Local Authority**  
Cherwell District Council. Council Tax Band B.

## Viewing

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

## Energy rating: C

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