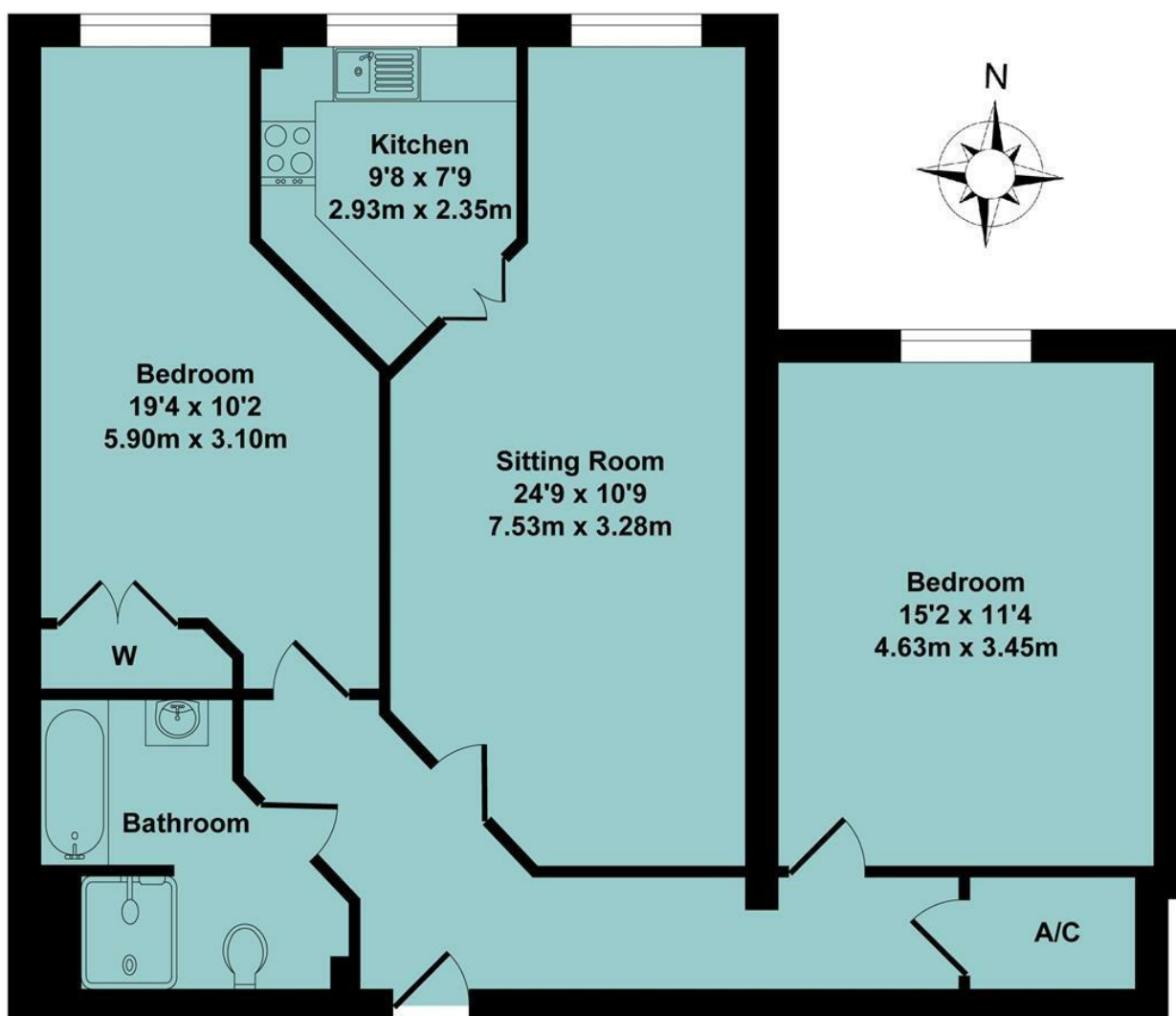


Agents Note

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	85
(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 833 Sq.Ft. (77.40 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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.



**38 Foxhall Court
Banbury**



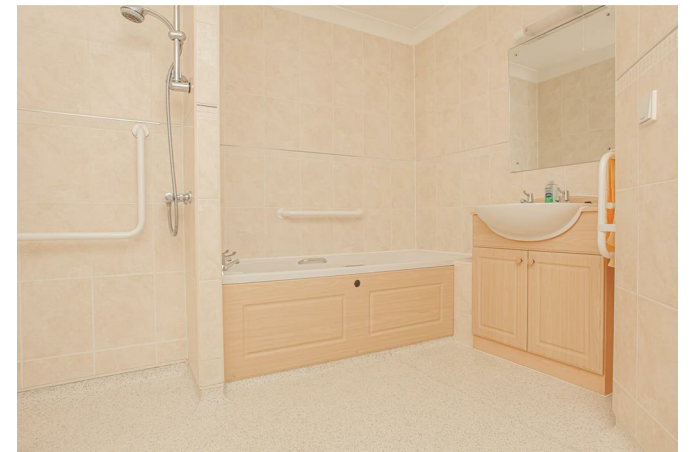
38 Foxhall Court, Banbury, Oxfordshire, OX16 2AU

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 TWO BEDROOM NEWLY CARPETED AND REDECORATED RETIREMENT APARTMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Communal hall, lift, entrance hall, sitting/dining room, kitchen with integrated appliances, two double bedrooms, bathroom/wet room, an excellent range of communal rooms and facilities with "Assisted Living" package, communal garden and parking. Energy rating C.

£135,000 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.

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 second floor two bedroom retirement apartment.

* Newly re-decorated and re-carpeted throughout.

* 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 and coffee mornings.

* Entrance hall with access to airing cupboard.

* Spacious living/dining room. Ample space for table and chairs, electric fireplace.

* Well equipped kitchen with a range of base and eye level units incorporating a built-in oven, hob and extractor, fridge and freezer, wall mounted, electric heater, work surfaces and shelving.

* Bedroom one is a double with built-in wardrobes.

* Bedroom two which is also a double.

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

* Resident House Manager on duty day and night.

* Well tended communal south facing gardens.

* Communal 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 January 2009.

There is a monthly service charge of £962.27 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 £510 per annum. Please note that meals are available in the restaurant at an additional cost of £7.20 per day.

Services

All mains services re connected with the exception of gas.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

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

Energy rating: TBC

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