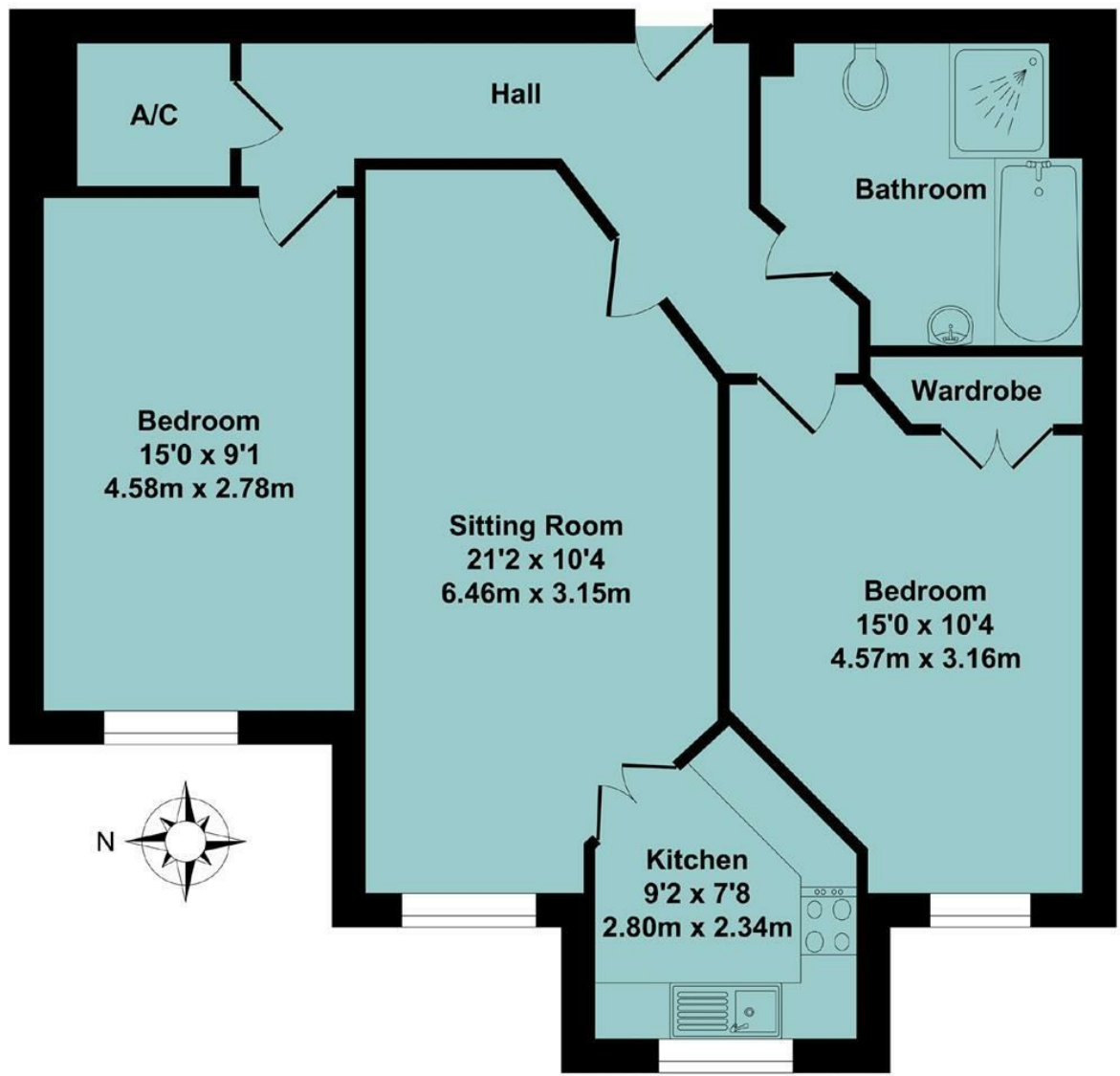


**Agents Note**

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.



Total Approx. Floor Area 741 Sq.Ft. (68.85 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		86	87
(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	

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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.



29 Foxhall Court  
Banbury



# 29 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 WELL PRESENTED FIRST FLOOR TWO BEDROOMED RETIREMENT APARTMENT WITH "ASSISTED LIVING" OVERLOOKING THE GARDEN.

Large hall, open plan living room, kitchen, two spacious double bedrooms, bathroom/wet room, storage, exceptional communal facilities including laundry, restaurant, 24/7 House Manager, communal garden and parking. Energy rating B.

£140,000 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

29 FOXHALL COURT is an exceptionally well presented and spacious first floor two bedroomed retirement apartment. It has a large open plan living room with ample space for table and chairs in a dining area adjacent to the well equipped kitchen. A particular feature is the size of the two double bedrooms, both of which have pleasant outlooks over the garden in a southwesterly direction. In addition to this there is a large bathroom/wet room designed for easy access.

Foxhall Court originally constructed by McCarthy Stone includes an "Assisted Living" package which includes staffing, communal services, cleaning and maintenance, professional services, housekeeping and use of the restaurant. The office is manned by a house manager 24 hours a day, 7 days a week. The 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 presented spacious two bedroom first floor retirement apartment overlooking the garden.
- \* Within easy walking distance of the town centre.
- \* Forming part of a 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, social events including regular visits from the nearby St. Mary's primary school children and daily three course meals.
- \* Large hall with door to spacious walk-in storage/airing cupboard.
- \* A generous open plan living room with fitted ornamental fireplace with electric coal effect fire as a focal point for the sitting room area beyond which there is ample space for a table and chairs in the dining area with a window to the front with garden views.
- \* Modern well equipped kitchen with a range of base and eye level units with brushed aluminium handles incorporating a sink, built-in oven, hob and extractor, integrated fridge and freezer, work surfaces, window, wall mounted heater with garden views.
- \* Two spacious double bedrooms, both with windows overlooking the gardens.

\* A well proportioned bathroom/wet room fitted with a white suite comprising panelled bath, walk-in accessible fully tiled shower area, semi recessed wash hand basin and WC, fully tiled walls, extractor.

\* Communal hall, lift, laundry room and guest room, with en-suite available for friends and family by arrangement.

\* Communal residents lounge, IT room and restaurant.

\* Well tended communal south facing gardens.

\* Communal off street parking.

\* Resident house manager on duty day and night, 7 days a week.

\* Emergency pull system with pull cords in every room linking the apartment to the house manager or central switch board 24 hours a day, 365 days a year.

## Services

All mains services are connected with the exception of gas.

## Leasehold

The property is held on a 125 year lease from 2008.

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.

## Agent's note I

There is an age restriction of 60 years or older.

## Agent's note II

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## Local Authority

Cherwell District Council. Council tax band C.

## Energy rating: B

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

## Viewing

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