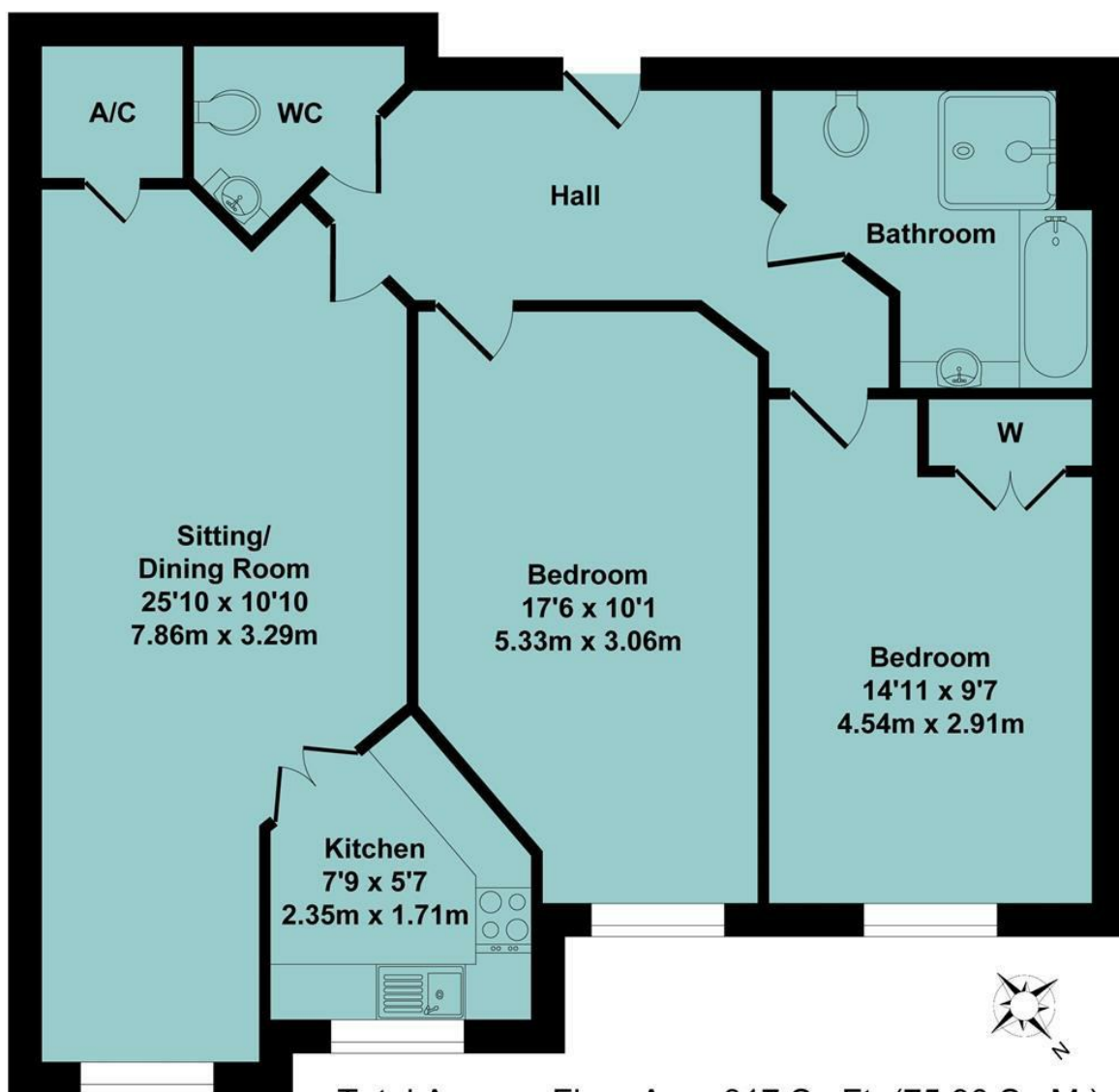


Agents Note

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 817 Sq.Ft. (75.90 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			
(69-80) C		78	84
(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.



45 Foxhall Court
 Banbury



45 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 LARGER THAN AVERAGE RETIREMENT APARTMENT FORMING PART OF THIS EXCEPTIONALLY WELL SERVED COMPLEX WITH ASSISTED LIVING

Communal hall, lift, large entrance hall, cloakroom, open plan living room, kitchen with built-in appliances, two good double bedrooms, large bath/wet room, an excellent range of communal rooms and facilities with "Assisted Living" package including restaurant, buggy room, full time House Manager, garden and parking. Energy rating C.

£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.

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

* A larger than average second floor retirement apartment forming part of this exceptional complex with "Assisted Living".

* Large hall and separate cloakroom with a white suite.

* Open plan living and dining room.

* Well equipped kitchen with integrated appliances.

* Very spacious main double bedroom.

* Second double bedroom with built-in wardrobe.

* Large bath/wet room which is well fitted and designed for easy accessibility.

* Resident House Manager on duty full time available 24/7.

* Well tended communal south facing garden.

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

* Well used communal lounge, restaurant, function room and buggy store.

Tenure

The property is held on a 125 year lease from 2008. There is a monthly service charge of £1,064.57 which covers, communal services and maintenance, professional services and staffing including the Office Manager in residence. There is an hour of cleaning/assistance per week. There is an additional ground rent of £915 per annum. 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.

Services

All mains services are 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: C

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