



29 Foxhall Court, School Lane
Banbury, Oxon, OX16 2AU



ROUND & JACKSON
ESTATE AGENTS





A well-presented two bedroom first floor retirement apartment with outlooks over the communal gardens. The property is within easy reach of the town centre and is available with no onward chain.

The Property

29 Foxhall Court, School Lane, Banbury is a well presented, first floor retirement apartment with outlooks over the communal garden and is conveniently located within easy reach of the town centre and amenities. The accommodation comprises of a hallway, large bathroom, sitting room, kitchen and two double bedrooms. Foxhall Court benefits from a 24-hour emergency call system, communal services, a laundry room and beautiful, south-facing communal gardens.

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:

Entrance Hallway

With doors to both bedrooms, bathroom, sitting room and a useful storage/airing cupboard.

Sitting Room

A spacious reception room with a central electric fire place, a window to the front aspect and double doors to the kitchen.

Kitchen

Fitted with eye level cabinets with base units and drawers with work surfaces over, tiled splash backs, a window to the front aspect and an inset sink and draining board. There is an integrated single oven, a four ring electric hob with an extractor hood over and fridge/freezer.

Bedroom One

A large double bedroom with a window to the front, a double built in wardrobe and an emergency pull-cord.

Bedroom Two

A spacious double bedroom with a window to the front aspect.

Bathroom

Fitted with a white suite comprising a panelled bath, walk in shower, low level W.C., vanity unit with wash hand basin, slip resistant flooring and tiled splash backs.



Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

A Leasehold Property

Service Charge: £1,125.85 per month.

Ground Rent: £916 per annum - this is due to be reviewed in January 2039

Lease: The property is held on a 125-year Lease which commenced in 2009.



Service Charge Breakdown

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 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 (55mins). 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.



Directions

From Banbury Cross, take Horse Fair towards North Bar. Continue through North Bar and go straight ahead at the traffic lights onto Southam Road (A423). After a short distance, turn right into School Lane. Continue along School Lane and turn right where you see the sign for Foxhall Court. Bear left into the communal parking area for Foxhall Court, where you will find number 29.

Services

All mains' services connected with the exception of gas.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

By Prior arrangement with Round & Jackson.

Tenure

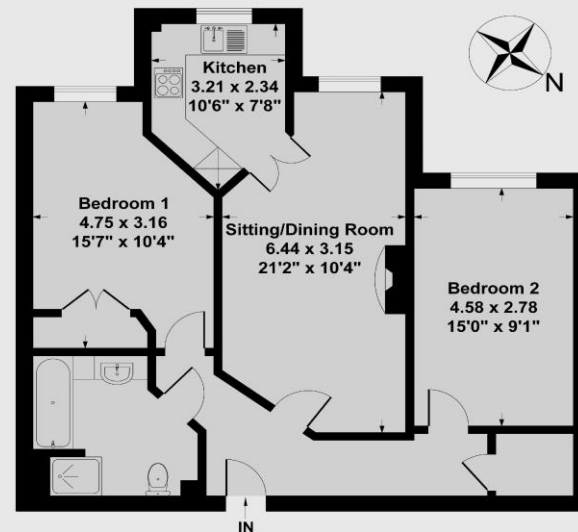
A Leasehold Property

Agents Note

In line with current Anti-Money Laundering regulations, all buyers are required to complete identity and Anti-Money Laundering checks before we are able to mark a property as Sold Subject to Contract.

Asking Price: £95,000





First Floor

First Floor Approx Area = 71.00 sq m / 764 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk



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Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit the 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.