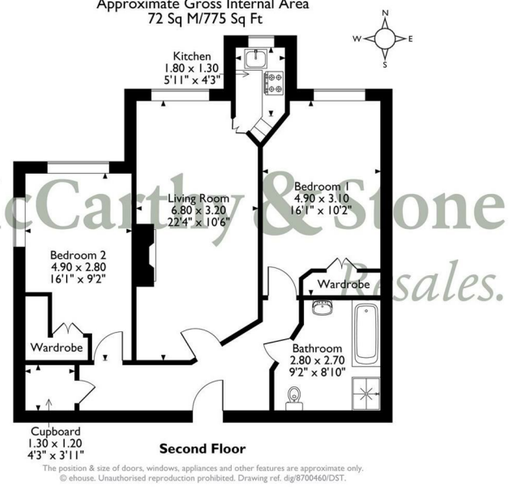
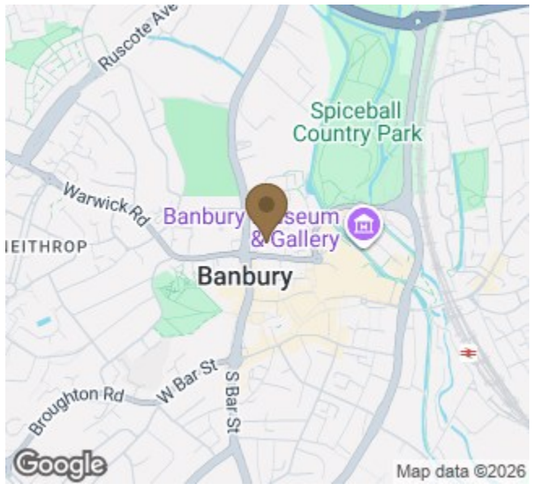
Excellent

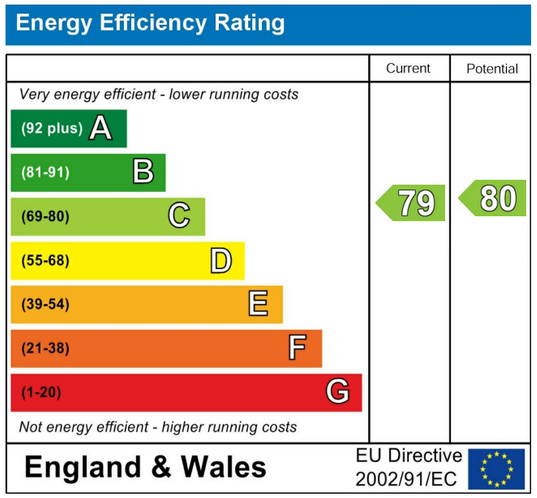
Trustpilot

McCarthy & Stone
Resales.

35 Foxhall Court, School Lane, Banbury, Oxfordshire
Approximate Gross Internal Area
72 Sq M/775 Sq Ft







35 Foxhall Court

School Lane, Banbury, OX16 2AU

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 35 Foxhall Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £120,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two double bedrooms
- Spacious lounge with fireplace
- Bathroom with both a walk in shower and separate bath
- Homeowners' lounge + Function room
- Estates Manager + 24-hour on-site staffing
- Table service restaurant
- Guest suite & Laundry room
- Landscaped gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

35 Foxhall Court, Banbury

2 | 1 | Asking price £120,000

Summary
Foxhall Court is one of McCarthy & Stones Retirement Living PLUS range. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment.
For your reassurance the development is fitted with 24-Hour CCTV and a secure entry system. The development has a homeowners' lounge for socialising with friends and family and, for your convenience, an onsite restaurant with freshly cooked meals provided everyday.

Local Area
The historic and lively Oxfordshire market town of Banbury, on the banks of the River Cherwell, is the setting for this McCarthy & Stone managed development. Foxhall Court is less than half a mile from the town where you will find The Castle Quay shopping centre. It has over 80 stores for your perusal and in the market place a weekly market is held on Thursdays.

Entrance Hallway
Front door with spy hole leads to the large entrance hall. 24-hour Tunstall emergency response speech module. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Doors lead to the bedroom, living room and wet-room.

Living Room
Spacious living room offering ample space for both lounge and dining areas, complemented by an attractive feature fireplace with fitted electric fire. Partially glazed double doors lead through to the kitchen.

Kitchen
Fully fitted kitchen featuring a stainless steel sink with chrome lever taps and a double glazed window fitted with a roller blind. Complete with a built-in electric oven, ceramic hob with extractor hood, and an integrated fridge/freezer.

Master Bedroom
Generously sized dual aspect double bedroom, flooded with natural light. Benefiting from two built-in wardrobes with white wooden doors and an emergency pull-cord for added peace of mind.

Bedroom Two
A versatile double second bedroom, ideal for use as a guest bedroom, study, hobby room or additional dining area to suit your individual needs.

Shower Room
Fully fitted suite with a panelled bath with support aid. Walk-in shower with fitted curtain. WC. Vanity unit with inset wash hand basin and mirror above. Non-slip flooring

Service Charge (breakdown)
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual service charge of £13,510.20 until financial year ending 31.08.2027.

Car Parking (Permit Scheme)
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.

Lease Information
Ground rent: £916 per annum to be reviewed on 1st Jan 2039
Lease length: 125 years from 1st Jan 2009.
It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
• FREE Entitlements Advice to help you find out what benefits you may be entitled.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage