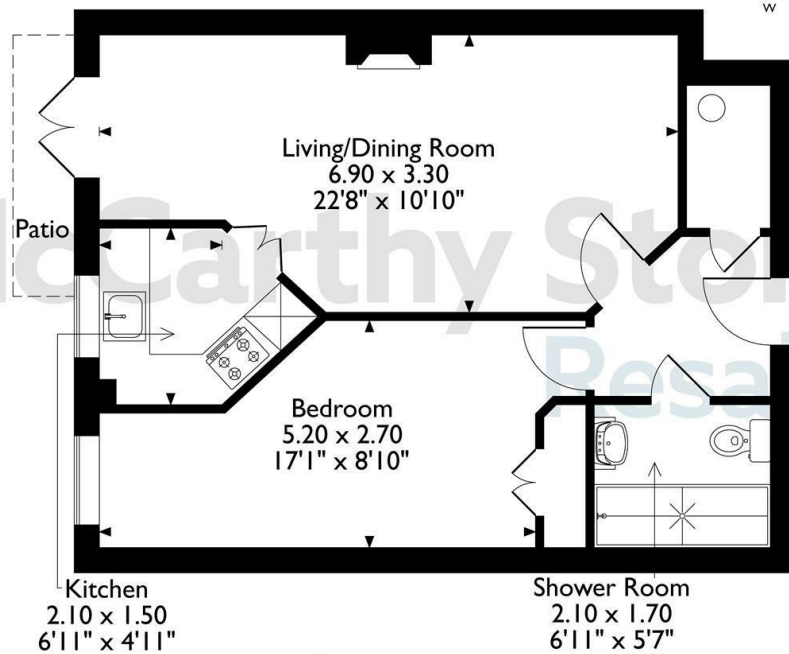
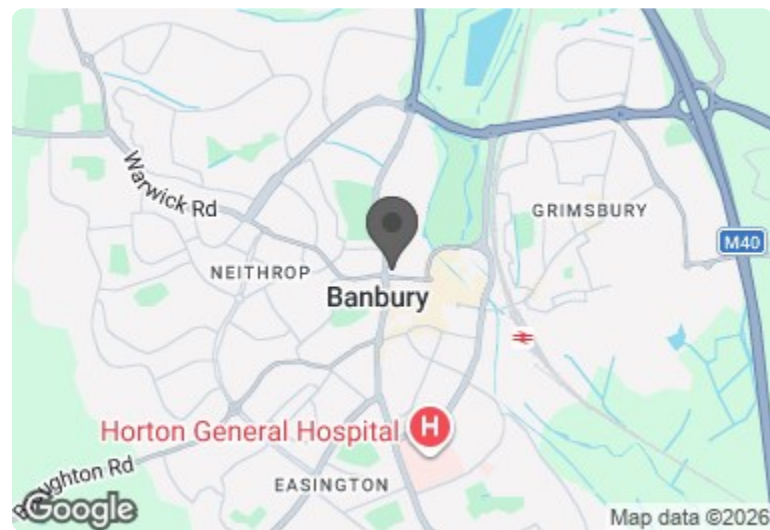


4 Merisham Court, School Lane, Banbury, Oxfordshire  
Approximate Gross Internal Area  
48 Sq M/517 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8680904/DST.

**Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. Please contact the Property Consultant for further information that 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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.



**4 Merisham Court**

School Lane, Banbury, OX16 2AT

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £109,950 Leasehold**

Welcome to this CHARMING retirement living apartment located on School Lane in Banbury. This DELIGHTFUL property boasts a SPACIOUS reception room and a COSY bedroom. Perfect for those over 60, don't miss the opportunity to make this your PEACEFUL RETREAT in the heart of Banbury.

**Call us on 0345 556 4104 to find out more.**

# School Lane, Banbury

## Merisham Court

Merisham Court, constructed and managed by the retirement specialists McCarthy Stone, is tailored for modern living. A dedicated House Manager is available on-site during working hours to assist residents and ensure they feel at home. The service charge alleviates the burden of maintenance costs, covering all external maintenance, gardening, landscaping, external window cleaning, buildings insurance, water rates, and security systems. Additionally, the service charge includes energy costs for the laundry room, homeowners' lounge, and other communal areas.

For peace of mind, Merisham Court features secure entry and 24-hour emergency call systems for any assistance required. The Homeowners' Lounge offers a comfortable space to socialize with friends and family. Guests traveling from afar can extend their stay in the Guest Suite, available for a nominal fee of £30 per night, subject to availability.

The development fosters a friendly community atmosphere, making it easy to make new friends and lead a busy, fulfilled life. A variety of regular activities are available, allowing homeowners the flexibility to participate as they wish. Communal facilities include a homeowners' lounge, scooter store, and landscaped gardens.

Residents must meet the age requirement of 60 years or over to purchase a property at Merisham Court.

## Local Area

Banbury is a charming market town situated on the River Cherwell in Northern Oxfordshire, serving as a bustling commercial and retail hub at the edge of the picturesque Cotswolds. The town offers something for everyone, with the town center just a short walk away, where you'll find the Castle Quay Shopping Centre boasting a wide array of shops.

Recently, the town has seen the addition of the Castle Quay Waterfront, a 55,000-square-foot entertainment space spread over three floors. This new development includes a 7-screen cinema, a 10-lane bowling alley, and numerous other activities and restaurants to suit all tastes. Whether you're looking to

shop, dine, or enjoy a variety of entertainment options, Banbury has it all.

## Entrance Hall

The front door features a spy hole and a letter box. From the hall, you can access the storage/airing cupboard. Doors from the hall lead to the living room, bedroom, and shower room.

## Living Room

The bright and spacious living room is designed to allow natural light to flood in. An electric fire with a feature surround provides an attractive focal point. The room is equipped with TV points featuring Sky connectivity, telephone points, and several power points. Glazed double doors lead into the separate kitchen.

## Kitchen

Fully fitted kitchen with a range of wall and base units. A stainless steel sink unit, with mixer tap and drainer, sits beneath a double glazed window with roller blind. Four ringed induction hob with extractor hood above. Integrated fridge/freezer. Built in fan oven. Carpeted [Flotex] flooring..

## Bedroom

This generous-sized room features a double-glazed window and a central ceiling light fitting. It includes TV and telephone points, multiple power points, and a built-in wardrobe with a mirror-fronted door.

## Shower Room

This modern fitted shower room is fully tiled and includes a large walk-in shower with screen, support rails, a WC, and a vanity unit with an inset wash hand basin and a fitted mirror above. For added safety, there is an emergency pull-cord.

## Service Charge

- 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

# 1 Bed | £109,950

- Buildings insurance

Annual Service Charge: £3,383.70 for financial year ending February 2027.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

To find out more about the service charges please contact your Property Consultant or House Manager.

## Car Parking

There is no allocated parking at Merisham Court. All parking bays are first come, first served.

## Lease Information

125 years from 1st Jan 2009.

## Ground Rent

Annual charge: £763.22. Review date 1st Jan 2039.

## Additional Information & Services

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 to.
- 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

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

PRICE  
REDUCED

