Anker



7 Foxhall Court, School Lane

Banbury

A SPACIOUS WELL PRESENTED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH DIRECT ACCESS TO A GARDEN, SITUATED WITHIN A POPULAR TOWN COMPLEX WITH ASSISTED LIVING AND 24 HOUR MANAGER.

Communal hall, lift, private hall, open plan living room with direct access to patio, kitchen with integrated appliances, large double bedroom with storage, large bathroom/wet room, an excellent range of communal facilities, communal garden and parking, no onward chain. Energy rating B.

£70,000 LEASEHOLD







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
7 FOXHALL COURT is a spacious and well presented ground floor retirement apartment which opens directly onto a patio garden. It is sold with the "Assisted Living" package which includes staffing, communal services, cleaning and maintenance, professional services, housekeeping and use of the restaurant and one hour a week of assistance. The office is manned by a House Manager 24 hours a day, 7 days a week. All associated costs are detailed below under the leasehold paragraph. We understand that care can be provided at an additional cost from September 2025.

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 spacious ground floor one bedroom retirement apartment which is well presented.

* Occupying a choice position with direct access to a patio seating area from the living room.

* A desirable complex located close to the town centre which provides ASSISTED LIVING and a manager on site 24 hours a day.

* Excellent range of communal facilities including a well used residents lounge with complimentary tea and coffee making facility and regular organised events.

* Communal gardens.

* Communal off road parking.

* Hall with door to deep built in storage/airing cupboard.

* Open plan living/dining room with fitted electric fire in an attractive surround, door and window opening to a patio.

* Kitchen with a range of integrated appliances including built in oven, hob and integrated fridge and freezer, work surfaces, window to sides.

* Large double bedroom with built in wardrobe and separate fitted wardrobe, window to side.

* Spacious bathroom/wet room fitted with a white suite comprising a panelled bath, separate walk-in shower area, semi recessed wash hand basin and WC, extractor.

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

Leasehold
The property is held on a 125 year lease from 1st January 2009. There is a monthly service charge of £790.06 from1st September 2025 which covers staff, communal services and maintenance, professional services and the Residential Office Manager. One hour per week of cleaning/assistance. There is an additional ground rent of £781.16 per annum. Please note that three course meals are available at lunch time in the restaurant at an additional cost. Please note that residents must be 60 years or over. Pets which are already owned are permitted.

Services
All mains services are connected with the exception of gas.

Local Authority
Cherwell District Council. Council Tax Band B.

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

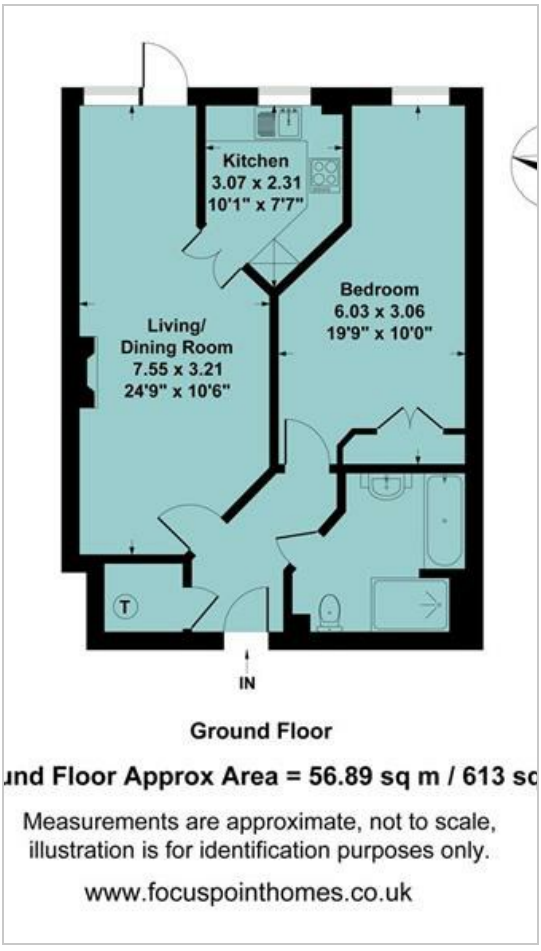
Energy rating: B
A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations
In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £35 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

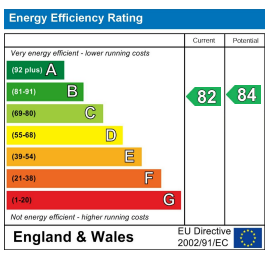
Area Map

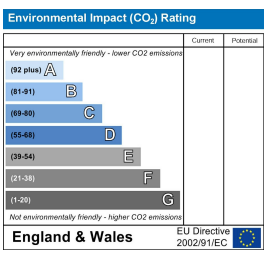


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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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.