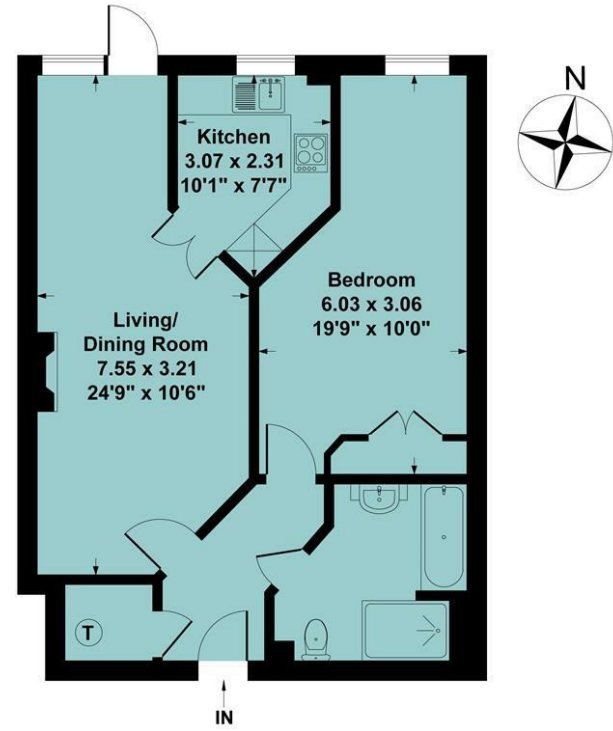


**Agents Note**

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.



Ground Floor

Ground Floor Approx Area = 56.89 sq m / 613 sq ft

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(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](http://ankerandpartners.co.uk) [post@ankerandpartners.co.uk](mailto: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.



7 Foxhall Court, School Lane  
 Banbury



# 7 Foxhall Court, School Lane, 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 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.**

**£90,000 LEASEHOLD**



## Directions

From Banbury Cross proceed in a northerly direction via North Bar into Southam Road (A423). After a short distance turn right into School Lane and take the first turning on the right and the communal parking area will be found straight ahead and bearing left.

## 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 from 1st 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.

