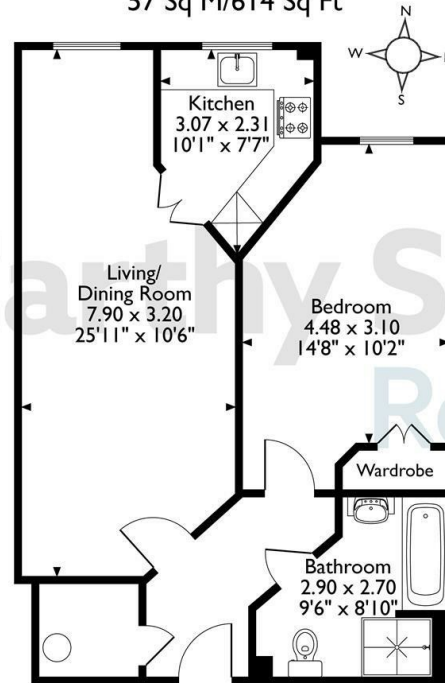


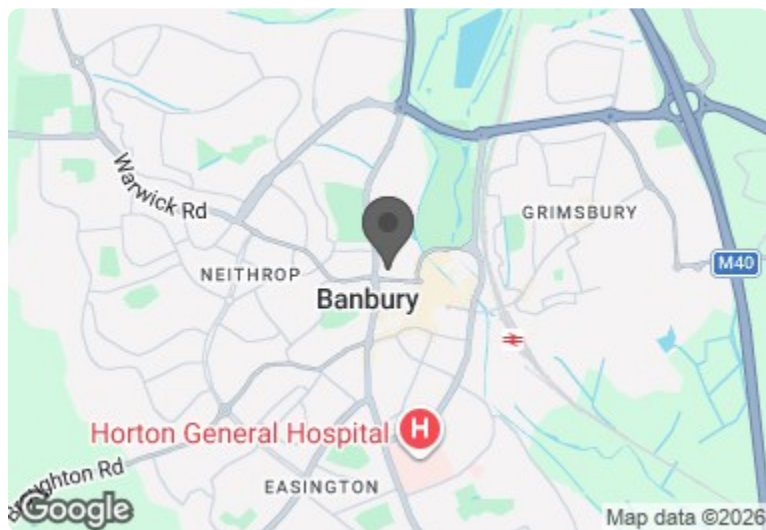
48 Foxhall Court, School Lane, Banbury  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	76
(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.

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Registered in England and Wales No. 10716544



## 48 Foxhall Court

School Lane, Banbury, OX16 2AU

PRICE REDUCED



PRICE REDUCTION

Asking price £89,000 Leasehold

SUPERBLY PRESENTED one bedroom second floor apartment with an EASTERLY ASPECT meaning the property benefits from a great deal of SUNSHINE making it LIGHT and AIRY. The apartment benefits from a SPACIOUS living room with ENHANCED STORAGE facilities. A modern kitchen with BUILT IN APPLIANCES, DOUBLE bedroom and shower/bathroom completes this lovely apartment. The development has an ESTATE MANAGER and 24HR ON-SITE STAFFING. Providing EXCELLENT COMMUNAL FACILITIES including a table service restaurant serving freshly prepared lunches, landscaped garden and a communal lounge where SOCIAL EVENTS take place.

Some of the images used are CGI for marketing purposes.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Foxhall Court, School Lane, Banbury

## 1 Bed | £89,000

PRICE  
REDUCED

### 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 every day.

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

### 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. Less than half a mile away is the fabulous Castle Quay Waterfront, a brand new Leisure and Restaurant development where you will find a variety of shops and Lidl Supermarket, bars, cafes and restaurants. A state-of-the-art, 8 screen cinema with 10 lanes of bowling and a sun terrace overlooking the canal.

Further afield is the vibrant town of Chipping Norton in the Cotswolds, situated about 12 miles west of Banbury, where you will find a host of shops, bars, restaurants. There's plenty of historic buildings to explore including the church which boasts one of the finest interiors of the great Cotswold churches.

### Apartment Overview

Bright and spacious apartment, situated on the top floor means the apartment is away from any noise in the communal areas, benefits from rising heat and also located at the end of the corridor so less people walking past the entrance to the apartment making it a quiet option here at Foxhall Court. Spacious living room with ample room for a dining table and chairs, Modern kitchen with built in appliances, double bedroom with a fitted wardrobe and a contemporary bathroom with separate level access shower. The entrance hallway also has a

room / cupboard to one side which was specially fitted by the previous owner with floor to ceiling shelving on one wall, offering greatly enhanced storage.

### Entrance Hallway

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

### Living Room

The bright and spacious living room has a double glazed window with an easterly aspect. TV and telephone points. Two ceiling lights., raised height sockets, fitted carpets, curtains. Part glazed double doors lead into the kitchen.

### Kitchen

Fully fitted kitchen. with a range of base and wall units with roll top work surface and tiling over. Stainless steel sink with chrome lever taps sits beneath a double glazed window with fitted blind. Built-in electric oven, ceramic hob with extractor hood and fitted integrated fridge/freezer.

### Double Bedroom

A generously sized double bedroom. Double glazed window. Ceiling light, fitted carpets and curtains. Wardrobe providing hanging rails and shelving. TV and phone point. Emergency pull-cord.

### Shower/Bathroom

Fully fitted suite with bath and separate wet room style shower area with curtain and support rail. WC. Vanity unit with inset wash hand basin and mirror above. Full height wall tiling, slip resistant flooring, heated towel rail.

### 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.

The annual service charge is £9,480.78 for the financial year ending 31/8/2026.

### Car Parking (Permit Scheme)

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

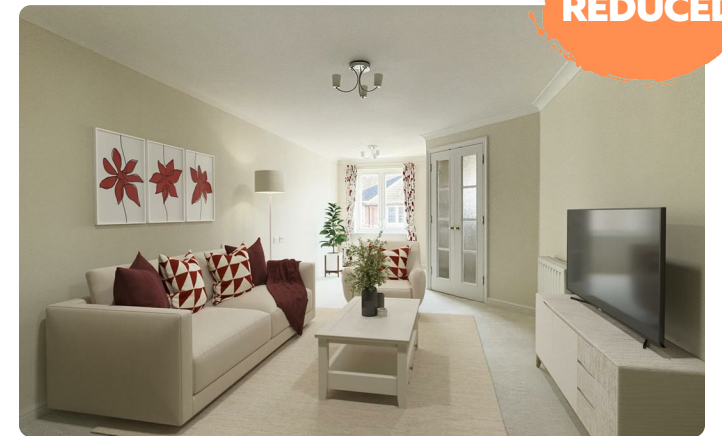
### Lease Information

Ground rent: £781.18 per annum.  
Ground rent review: 1st Jan 2039  
Lease: 125 years from 1st Jan 2009

### Moving Made Easy & Additional 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
- Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage



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