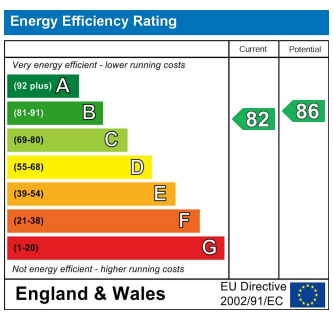
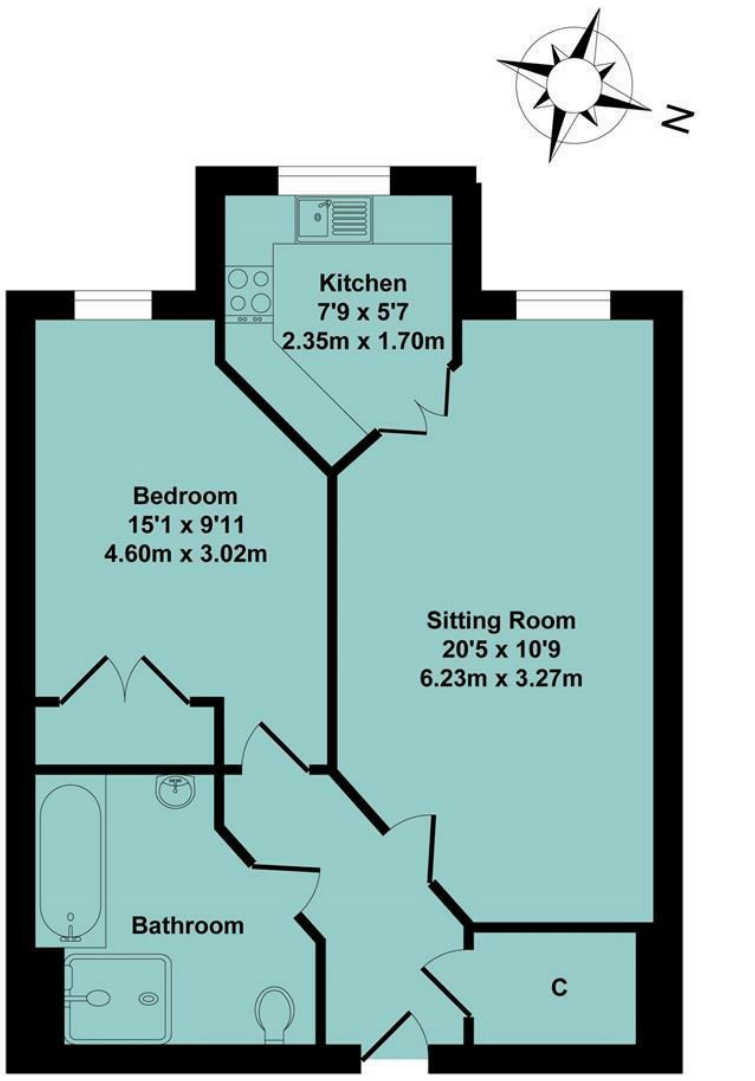
Agents Note

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.





Total Approx. Floor Area 548 Sq.Ft. (50.90 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.



28 Foxhall Court, School Lane

Banbury

Anker

28 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

A WELL PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH OUTLOOKS OVER THE COMMUNAL GARDENS

Communal hall, private entrance hall, sitting/dining room, kitchen with integrated appliances, large double bedroom, wet room, excellent range of communal facilities with "Assisted Living", communal garden and parking. Energy rating B.

£100,000 LEASEHOLD





Directions

From Banbury Cross proceed via Horse Fair into North Bar and continue straight on at the traffic lights into Southam Road (A423). After a short distance turn right into School Lane and right gain where signed for Foxhall Court. Bear left into the communal parking area and proceed via the garden along a path to the main entrance.

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

28 FOXHALL COURT is a well presented first floor retirement apartment with outlooks over the communal garden. It is sold with the "Assisted Living" package which includes staffing, communal services, cleaning and maintenance, reserve funds, professional services, House keeping and use of the restaurant. 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.

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 first floor one bedroom retirement apartment.

* Well presented and well proportioned accommodation.

* Excellent fittings throughout.

* Outlooks over communal gardens.

* Exceptional communal facilities.

* "Assisted Living" package which includes daily three course meals (small surcharge applicable).

* Sitting/Dining room with feature fireplace fitted with electric fire, space for table and chairs, window.

* Well equipped fitted kitchen with a range of base and eye level units with built-in oven, hob and extractor, work surfaces, fridge freezer, wall mounted electric heater and window.

* Double bedroom with a window to rear and double built-in wardrobe.

* Bath/wet room fitted with a panelled bath, fully tiled shower surround, semi recessed wash hand basin with cupboards under, shower area with floor drain, fully tiled surround, WC, wall mounted electric heater and extractor.

* Communal hall, Manager's office and lift access on the ground floor.

* Exceptionally spacious communal resident's lounge, separate IT area, large restaurant and guest room with ensuite.

* Well tended communal south facing gardens.

Leasehold

The property is held on a 125 year lease which commenced in 2008. Service charge £790.06 per month which covers staff, communal services, maintenance, professional services and the residential House Manager and 1 hour per week of professional cleaning/assistance. Ground rent £781.16 per annum. Please note that three course meals are available at lunchtime in the restaurant at an additional cost of £7.20.

* Emergency 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.

* Please note that residents must be 60 years or older.

* 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.