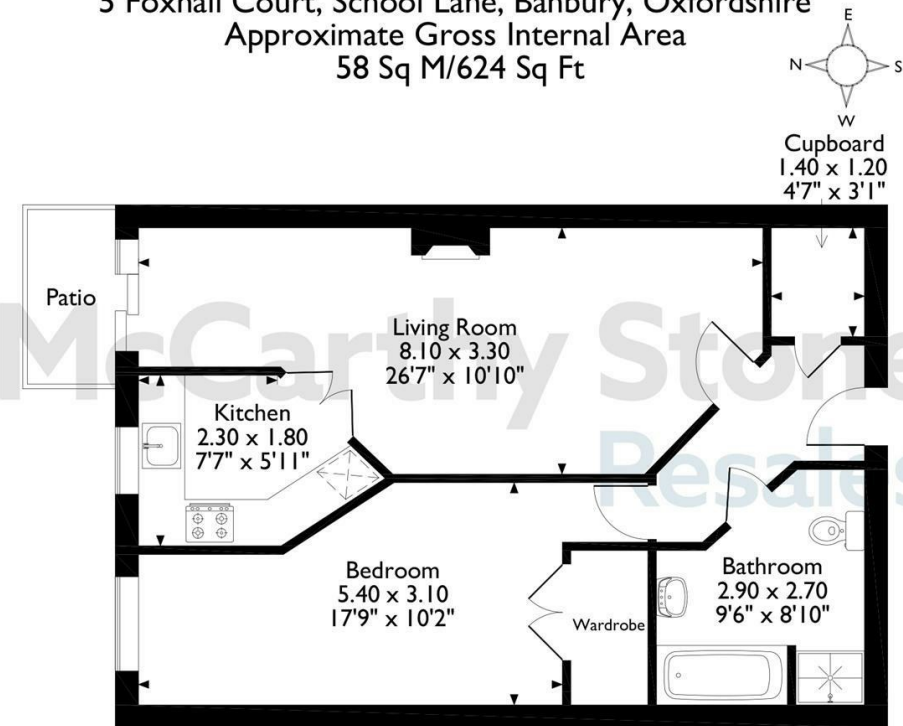


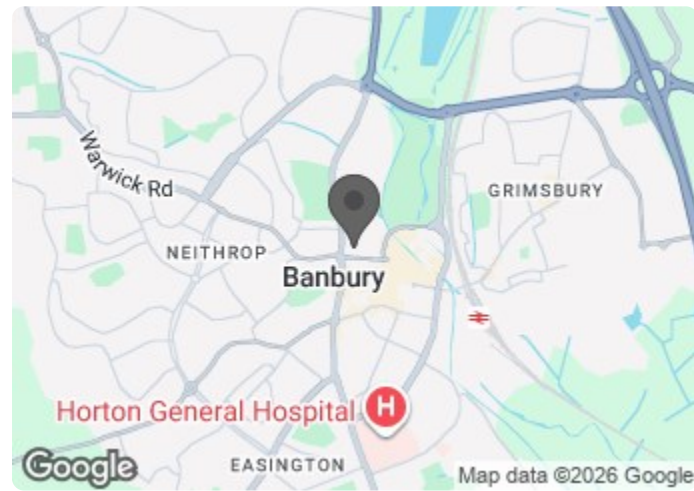
5 Foxhall Court, School Lane, Banbury, Oxfordshire
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Ground 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) A			
(81-91) B			
(69-80) C		80	81
(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	

5 Foxhall Court

School Lane, Banbury, OX16 2AU



Asking price £87,000 Leasehold

A CHARMING ground floor retirement apartment with access from the SPACIOUS living room to a PATIO AREA. Modern kitchen with BUILT IN APPLIANCES, double bedroom with ONE FITTED WARDROBE and a CONTEMPORARY shower/bathroom completes this lovely apartment.

Foxhall Court offers EXCELLENT COMMUNAL FACILITIES including a table service RESTAURANT serving freshly prepared lunches, LANDSCAPED GARDENS and COMMUNAL LOUNGE where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

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

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Foxhall Court, School Lane, Banbury

1 bed | £87,000

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 everyday.

It is a condition of purchase that residents must meet the age requirement of 60 years or 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. Foxhall Court is less than half a mile from the town where you will find The Castle Quay shopping centre. It has over 80 stores for your perusal and in the market place a weekly market is held on Thursdays.

Entrance Hallway

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

Living Room

A bright and spacious living room with a patio door leading to a small patio area. Feature fire with fitted

electric fire. TV and telephone points. Two ceiling lights. Part glazed double doors lead into the kitchen.

Kitchen

Fully fitted kitchen. Stainless steel sink with chrome lever taps. Double glazed window with fitted roller 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 point. Walk-in wardrobe. TV and phone point. Emergency pull-cord.

Shower Room

Fully tiled walls and safety non-slip flooring. Bath. Walk-in shower with fitted curtain. WC. Vanity unit with inset wash hand basin and mirror above.

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

Annual Service Charge £9,480.78 for financial year ending 31/8/2026.

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.

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. 81 per annum
Ground rent review: 1st Jan 2038.
Lease : 125 years from 1st Jan 2009

Moving Made Easy and 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

