

McCARTHY STONE RESALES

32 FOXHALL COURT SCHOOL LANE, BANBURY, OX16 2AU



Total floor area 64.9 sq.m. (698 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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SPACIOUS retirement apartment boasting TWO DOUBLE BEDROOMS, fitted kitchen with BUILT IN APPLIANCES, Bathroom with LEVEL ACCESS SHOWER and a spacious LIVING ROOM. The development offers EXCELLENT COMMUNAL FACILITIES including an on site restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

PRICE REDUCTION

ASKING PRICE £190,000 LEASEHOLD

For further details, please call **0345 556 4104**
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FOXHALL COURT, SCHOOL LANE,

2 BEDROOMS £190,000

FOXHALL COURT

Foxhall Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide its homeowners' with extra care. 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 70 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 HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency

response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

LIVING ROOM

Spacious room with a double glazed window. Ample room for a dining table. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets.

KITCHEN

Fully fitted kitchen with a range of eye and base level units with drawers and work top and tiling over. Stainless steel sink with chrome lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM

Double room with fitted wardrobes. TV and phone point. Ceiling light, fitted carpets and curtains.

BEDROOM TWO

Double room which could also be used as a dining room or study. Ceiling light, fitted carpets and curtains.

BATHROOM

Fully tiled and fitted with suite comprising of bath and walk-in shower, low level WC, vanity unit with sink and mirror above. Ceiling light, slip resistant flooring.

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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £9,769.78 pa (for financial year ending 09/22)

GROUND RENT

Annual fee - £495

LEASEHOLD

125 years from 2009

