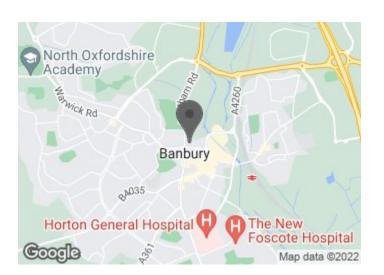


Total floor area 64.9 sq.m. (698 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		/ 0.0
(81-91) B	85	86
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE

RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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





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McCARTHY STONE

RESALES

32 FOXHALL COURT

SCHOOL LANE, BANBURY, OX16 2AU







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

FOXHALL COURT, SCHOOL LANE,

FOXHALL COURT

Foxhall Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any gueries 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.





2 BEDROOMS £190,000

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 RENTAnnual fee - £495

LEASEHOLD

125 years from 2009







