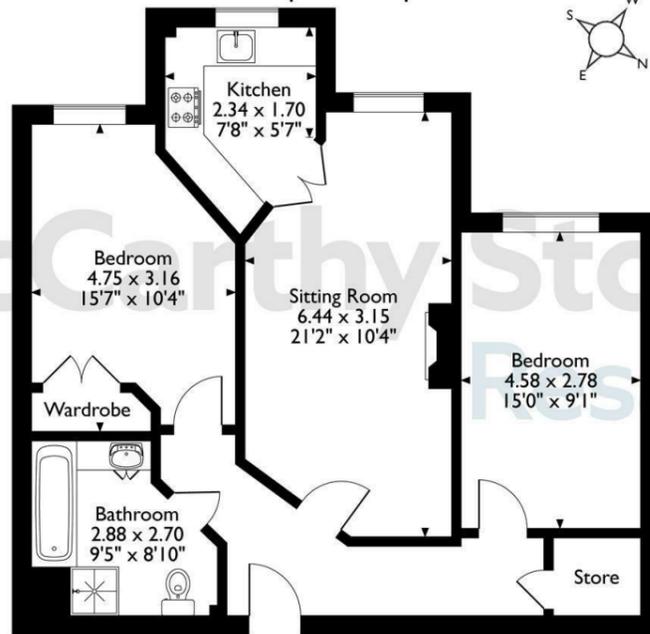


29 Foxhall Court, School Lane, Banbury, Oxfordshire  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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		

## 29 Foxhall Court

School Lane, Banbury, OX16 2AU



**Asking price £125,000 Leasehold**

A DELIGHTFUL 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.

**Call us on 0345 556 4104 to find out more.**

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

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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Foxhall Court, School Lane, Banbury

## 2 Bed | £125,000

### 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. 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.

### 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 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. 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.

### Bedroom One

A generously sized double bedroom. Double glazed window. Ceiling light point. Walk-in wardrobe. TV and phone point. Emergency pull-cord.

### Bedroom Two

A generously sized double bedroom which could be utilised as a study, hobby room or additional dining area. Raised power sockets, ceiling light point with a double glazed window.

### 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. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual service charge of £12'774.84 until financial year ending 01.09.2026.

### 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: £916 per annum to be reviewed in Jan 2039 125 years from 2009.

### Additional Information & 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 that can assist with service charges or living costs.
- 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

