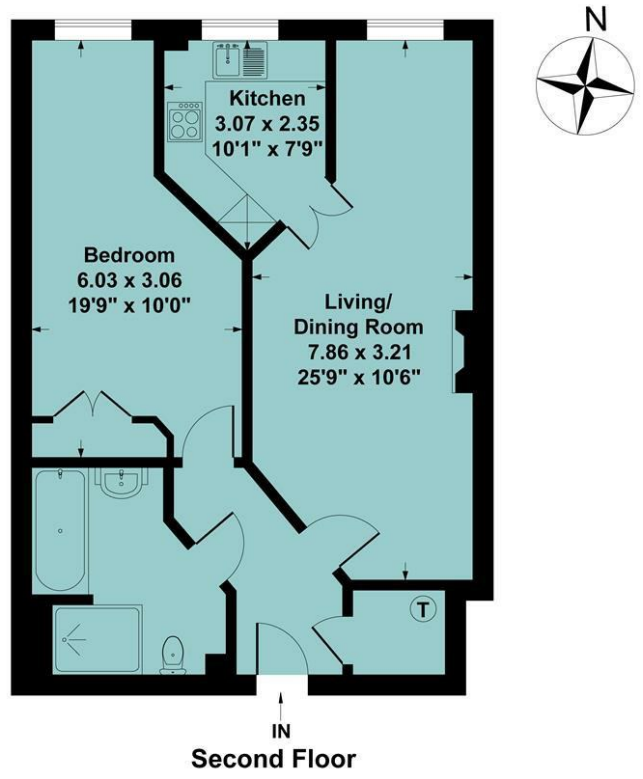
Agents Note

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

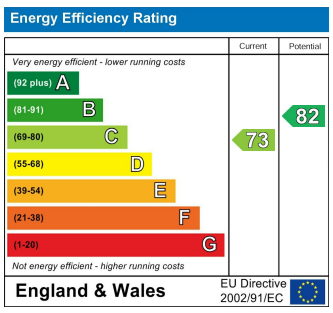
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these 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.



Second Floor Approx Area = 58.76 sq m / 632 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
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.



39 Foxhall Court
Banbury

Anker

39 Foxhall Court, 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
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx, 50 mins
Banbury to Oxford by rail approx. 17 mins

A WELL PRESENTED SECOND FLOOR ONE BEDROOM RETIREMENT APARTMENT WITH "ASSISTED LIVING".

Communal hall, lift, private hall, open plan spacious sitting/dining room, kitchen with integrated appliances, large double bedroom, large bathroom/wet room, excellent range of communal rooms and facilities including restaurant, communal garden and parking. Energy rating C.

£65,000 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 again 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

39 FOXHALL COURT is a spacious and well presented second floor retirement apartment with accommodation including a spacious open plan living room including dining area adjacent to the kitchen. The kitchen has a range of integrated appliances and window overlooking the school. The large double bedroom has a built-in double wardrobe and is adjacent to the wet room/bathroom which includes a bath and accessible walk-in shower area. The property is sold with the "Assisted Living" package which includes staffing, communal services, cleaning and maintenance, professional services, housekeeping and use of the restaurant as well as one hour a week of assistance. The office is manned by a House Manager 24 hours a day, 7 days a week. All the 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 spacious second floor retirement apartment conveniently located within walking distance of the town centre.

* A friendly environment with regular events including music evenings, exercise, coffee mornings plus daily three course meals.

* A well equipped modern kitchen with a range of base and eye level units incorporating a built-in oven, separate hob and extractor, integrated fridge and freezer, work surfaces and window.

* Large double bedroom with built-in double wardrobe.

* A spacious bathroom/wet room fitted with a white suite comprising a panelled bath with fully tiled surround, fully tiled walk-in shower area, semi recessed wash hand basin, WC, ceramic tiled floor, fully tiled walls, heated towel rail/radiator.

* A large and well used communal residents lounge, separate IT suite, large restaurant, guest room with en-suite, laundry, lift to upper floors.

* Resident House Manager on duty day and night.

* Well tended communal south facing gardens.

* Communal off street parking.

* Emergency call system with 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.

Leasehold

The property is held on a 125 year lease from 2009. There is a monthly service charge of £790.06 which covers staff, communal services and maintenance, professional services and the Residential Office Manager. One hour per week of cleaning/assistance. There is an additional ground rent of £781.16 per annum. Please note that three course meals are available at lunch time in the restaurant at an additional cost. Please note that residents must be 60 years or over.

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: C

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.