



29 Foxhall Court
Banbury



29 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

**AN EXCEPTIONALLY WELL PRESENTED FIRST FLOOR
TWO BEDROOMED RETIREMENT APARTMENT WITH
"ASSISTED LIVING".**

Large hall, open plan living room, kitchen, two spacious double bedrooms, bathroom/wet room, storage, exceptional communal facilities including laundry, restaurant, 24/7 House Manager, communal garden and parking.

£215,000 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

29 FOXHALL COURT is an exceptionally well presented and spacious first floor two bedroomed retirement apartment. It has a large open plan living room with ample space for table and chairs in a dining area adjacent to the well equipped kitchen. A particular feature is the size of the two double bedrooms, both of which have pleasant outlooks over the garden in a southwesterly direction. In addition to this there is a large bathroom/wet room designed for easy access.

Foxhall Court originally constructed by McCarthy Stone includes an "Assisted Living" package which includes staffing, communal services, cleaning and maintenance, professional services, housekeeping and use of the restaurant. The office is manned by a house manager 24 hours a day, 7 days a week. 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 very well presented spacious two bedroom first floor retirement apartment.

- * Within easy walking distance of the town centre.

- * Forming part of a McCarthy Stone development with "Assisted Living" including a restaurant and other first class facilities.

- * A friendly environment with regular events including music evenings, exercise, coffee mornings, social events including regular visits from the nearby St. Mary's primary school children and daily three course meals.

- * Large hall with door to spacious walk-in storage/airing cupboard.

- * A generous open plan living room with fitted ornamental fireplace with electric coal effect fire as a focal point for the sitting room area beyond which there is ample space for a table and chairs in the dining area with a window to the front overlooking the garden.

- * Modern well equipped kitchen with a range of base and eye level units with brushed aluminium handles incorporating a sink, built-in oven, hob and extractor, integrated fridge and freezer, work surfaces, window, wall mounted heater.

- * Two spacious double bedrooms, both with windows overlooking the gardens.

- * A well proportioned bathroom/wet room fitted with a white suite comprising panelled bath, walk-in accessible fully tiled shower area, semi recessed wash hand basin and WC, fully tiled walls, extractor.

- * Communal hall, lift, laundry room and guest room, with en-suite available for friends and family by arrangement.

- * Communal residents lounge, IT room and restaurant.

- * Well tended communal south facing gardens.

- * Communal off street parking.

- * Resident house manager on duty day and night, 7 days a week.

- * Emergency pull system with pull cords in every room linking the apartment to the house manager or central switch board 24 hours a day, 365 days a year.

Services

All mains services are connected with the exception of gas.

Leasehold

The property is held on a 125 year lease from 2008.

There is a monthly service charge of £683.46 which covers staffing, communal services and maintenance, professional

services, office manager in residence and 1 hour of assistance per week. There is an annual ground rent of £510.

Three course meals are available at lunchtime in the restaurant at an additional cost of approximately £4.

Agent's note I

There is an age restriction of 70 years or older.

Agent's note II

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 herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

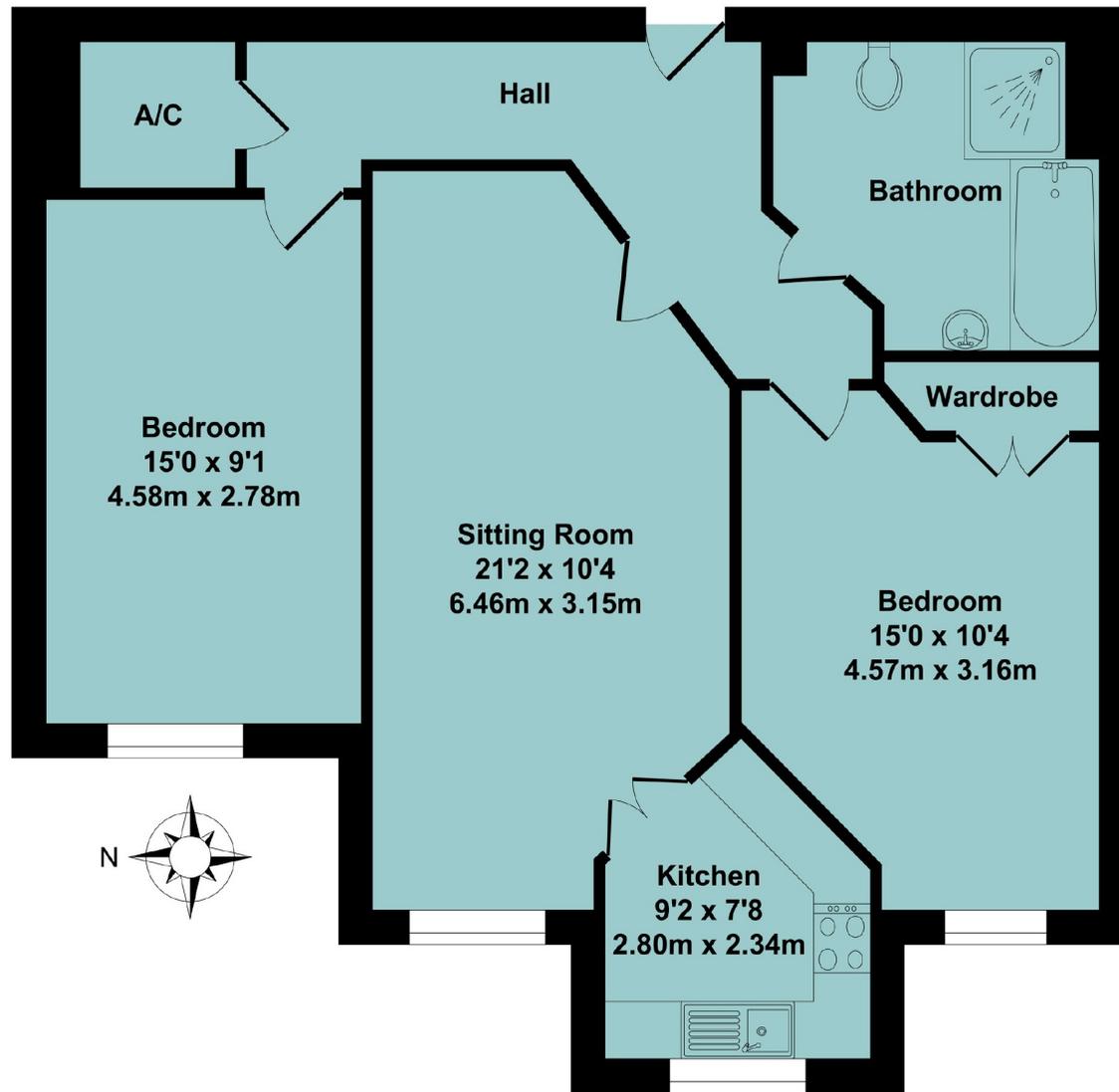
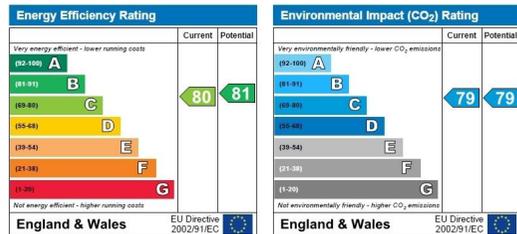
Strictly by prior arrangement with the Sole Agents Anker & Partners.

Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

EPC

A copy of the full Energy Performance Certificate is available on request.



Total Approx. Floor Area 741 Sq.Ft. (68.85 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.