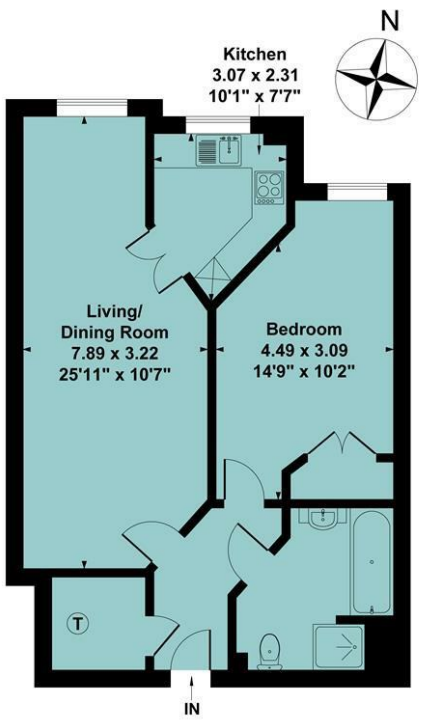
Agents Note

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.

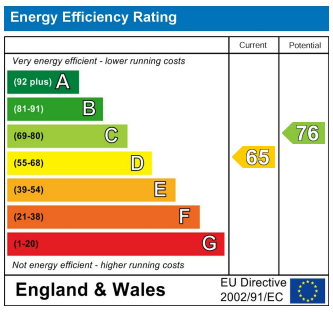


Second Floor

Second Floor Approx Area = 58.05 sq m / 625 sq ft

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

www.focuspointhomes.co.uk



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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.



48 Foxhall Court, School Lane
Banbury

Anker

48 Foxhall Court, School Lane, 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, sitting/dining room, kitchen with integrated appliances, double bedroom, bath/wet room, excellent range of communal rooms and facilities including restaurant, communal garden and parking. Energy rating D.

£59,950 LEASEHOLD











Directions

From Banbury Cross proceed in a northerly direction via North Bar into Southam Road (A423). After a short distance turn right into School Lane and take the first turning on the right and the communal parking area will be found straight ahead by bearing left.

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

48 Foxhall Court is a well presented second floor retirement apartment. It is sold with the "Assisted Living" package which includes staffing, cleaning and maintenance, reserve funds, professional services, housekeeping and use of the restaurant. The office is manned by a House Manager 24 hours a day, 7 days a week. All 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 second floor one bedroom retirement apartment.

* Well presented and well proportioned accommodation.

* Exceptional communal facilities.

* Communal gardens.

* "Assisted Living" package which includes daily three course meals (small surcharge applicable).

* Sitting/dining room with window and space for table and chairs.

* Well equipped kitchen fitted with a range of base and eye level units with a built-in oven, hob and extractor, work surfaces, fridge freezer, wall mounted electric heater and window.

* Double bedroom with window to rear and built-in wardrobe.

* Bath/wet room fitted with a panelled bath, fully tiled shower surround, semi recessed wash hand basin with cupboards under, shower area with floor drain, fully tiled surround, WC, wall mounted electric heater and extractor.

* Communal hall, Manager's office and lift access on the ground floor.

* Exceptionally spacious residents lounge, separate IT area, large restaurant and guest room with ensuite room.

* Well tended south facing communal gardens.

* The property is held on a 125 year lease which commenced in 2008. Service charge £9,999.12 per annum which covers staff, communal services, maintenance, professional services and the residential House Manager and one hour per week of professional cleaning/assistance. Ground rent £781.81 per annum.

* Please note that three course meals are available at lunchtime in the restaurant at an additional cost of £7.20.

* Emergency 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. Please note that residents must be 60 years or older. Pets which are already owed are permitted.

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: D

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.