



30 Foxhall Court, School Lane, Banbury, Oxon OX16 2AU  
£129,950 Leasehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*Located on the first floor of this modern retirement development is one of the largest one bedroom apartments available occupying a corner position with large living/dining area, spacious double bedroom, bathroom with separate wet room shower, kitchen with integrated appliances and an abundance of storage. Foxhall Court as a development has on-site management and additional facilities such as communal living area and restaurant. The development is located incredibly central to the town centre in walking distance of shops and amenities.*

**Entrance hall | Living/dining room | Kitchen | Large double bedroom | Four piece bathroom**

### Accommodation

Lift or stairs to first floor.

Door leading into **large entrance hall** with large walk-in cupboard housing hot water cylinder. Doors leading to main living area, bedroom and bathroom.

**Living area:** Double glazed window overlooking the communal garden to the front. Electric wall mounted panel heater. The large room can be segregated comfortably into a living and dining area. Part glazed doors leading to kitchen and an additional large walk-in storage cupboard.

**Kitchen:** Double glazed window overlooking communal garden to front. Fitted with a range of base and wall mounted units with work surface over. Stainless steel sink drainer with mixer taps. Integrated eye level oven and electric hob. Space for white goods.

**Large double bedroom:** Double glazed window overlooking communal gardens to front. Double wardrobe. Wall mounted electric heater.

**Bathroom:** Four piece bathroom. Panelled bath. Wash handbasin set into vanity unit with storage underneath. Low level WC. Separate wet room shower cubicle with curtain surround. Vinyl flooring. Fully tiled splashbacks. Electric heated towel rail. Wall mounted heater. Extractor fan.

### Agents Note

Length of lease 125 years from 1/1/2009.  
Current monthly service charge: £757.56.  
Half yearly ground rent: £217.50.

Foxhall Court is a safe and secure retirement complex for the over 60's offering a town centre location. The service charge covers staff, communal services, maintenance, professional services and residential office manager. 1 hour a week of cleaning/assistance (additional cleaning/assistance time is available if required at an additional cost).

Communal living area and restaurant.

The block is managed by a house manager 24 hours a day, 7 days a week.

Please note that residents must be aged 60 years and over.

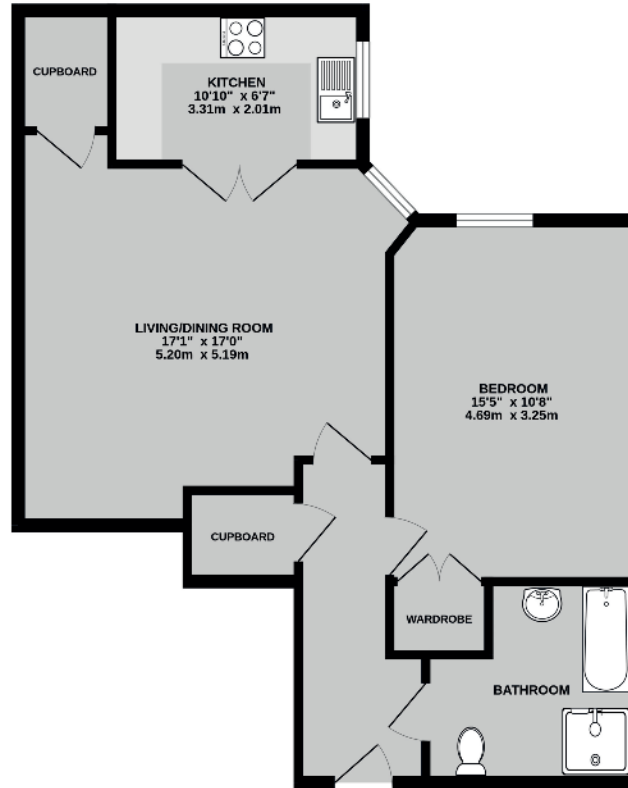
**Council Tax Banding: B**  
**Authority: Cherwell District Council**

**Directions:** From Banbury Cross proceed north to the traffic lights and continue over into the Southam Road. Take the first right turn into School Lane.





FIRST FLOOR  
 662 sq.ft. (61.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA - 662 sq.ft. (61.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Stempa 10/2011

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

5/6a Horsefair, Banbury,  
 Oxon OX16 0AA  
 t: 01295 221100  
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

