



Wren Way, Bicester, OX26 6UH

Guide Price £260,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS

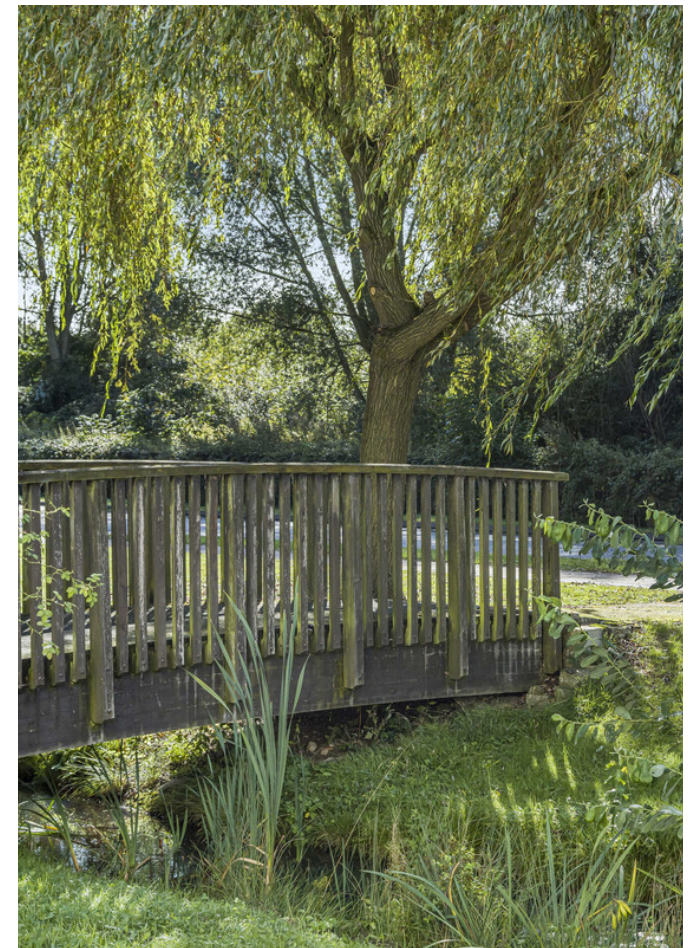


The Property

A spacious two double bedroom, ground floor apartment with parking. Situated in central Bicester just a stones throw from Bicester Village Station and Bicester Village. The communal entrance has a security system. The front door leads you into the reception hall with a very useful shelved cupboard and an airing cupboard. The sitting room has French doors and a Juliette balcony looks over the green space to the front. The kitchen is fully fitted with wall and base units. There are main double bedrooms has an en-suite shower and fitted wardrobes. There is also a second bedroom which is a good double and a family bathroom. Outside is allocated parking and five visitor spaces.

The property is located in central Bicester a 'stones throw' from Bicester Village station, Bicester Village and the town centre. The thriving market town of Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities, clubs, associations, recreational and recruitment possibilities.





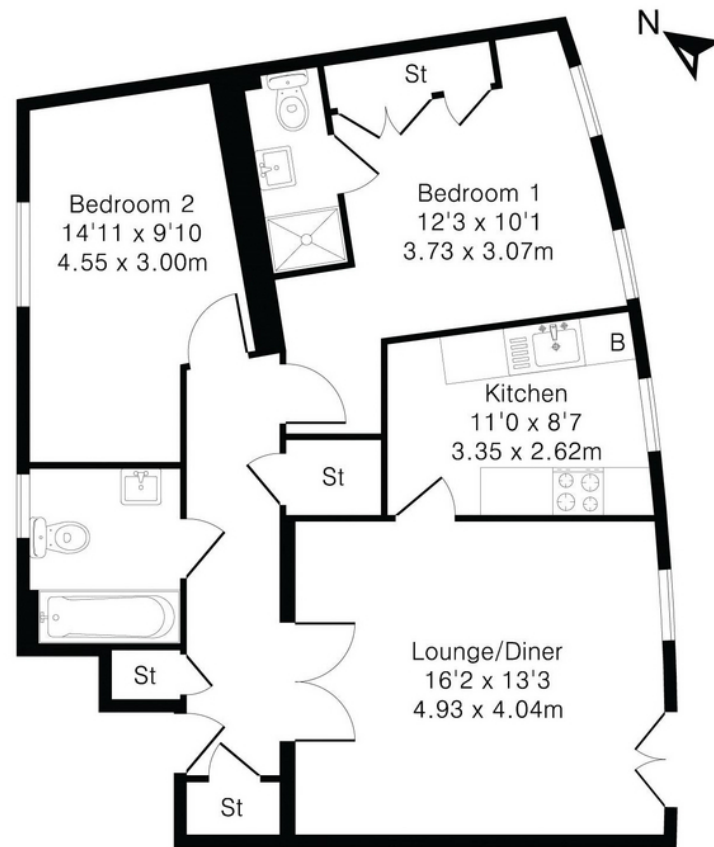
Key Features

- Ground Floor Two Double Bedrooms
- Sitting Room
- Kitchen
- Bathroom
- En Suite
- Parking
- Close to Bicester Village Station
- Close to Town Centre
- Council Tax: B
- Length of unexpired Lease: 976; Ground rent £181.00 p.a. and Service Charge £1,770.23.

The Location

Local Shops 0.2m, Bicester Village 0.4m,
Bicester Market Square 0.5m,
Oxford Carfax Tower 14.5m, London 63.7m,
Bicester North Station (London Marylebone from approx. 50 mins)
1.0m, Bicester Village Station (London Marylebone from 51 mins,
Oxford from approx. 17 mins)
0.2m, Manorsfield Road Bus and Coach Station to Oxford,
Buckingham, Milton Keynes and Cambridge 0.7m
All times and distances are approximate.

Approximate Gross Internal Area 751 sq ft – 70 sq m



Ground Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

