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50 Saxon Court Wessex Way
Bicester Oxfordshire OX26 6AX

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A simply beautiful retirement apartment in this highly regarded Assisted Living development. Exceptional design and beautiful presentation combine to make an excellent home. No onward chain. This top floor (second floor with lift) apartment has an attractive southerly aspect and generous proportions. A good entrance hall, leads to the sitting room/dining room with a kitchen specifically designed for retirement living off. There is a good double bedroom with wardrobe and further storage available off of the hallway. The wet room has a walk in shower as well as a conventional bath. This assisted development community is highly popular because of 24 hour site staffing, excellent communal facilities and subsidised on-site restaurant.

SITUATION

Enjoying an ideal situation for a retirement property, central yet quiet and a level walk from Bicester's stations and other amenities. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

AGENTS NOTES

All main services are connected, with the exception of gas.
Local Authority: Cherwell District Council; EPC Rating: C
Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



DIRECTIONS

Exit the town centre via the London Road and at the mini roundabout turn right into Saxon Court.



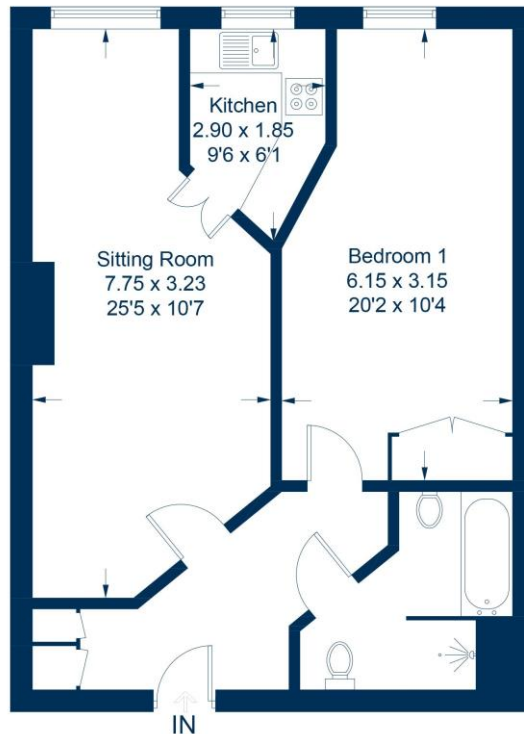


- **Beautifully presented retirement apartment in central location**
- **South facing and overlooking gardens**
- **Large sitting room/dining room**
- **Generous double bedroom**
- **Wet room with walk in shower and separate bath**
- **24 hour on-site staffing**
- **Subsidised restaurant and communal gardens**
- **No onward chain**
- **Lease 125 years 1/2/2001**
Service Charges - £7,957.51
review date August 2024;
Ground rent £330pa
Review date 31/06/24
- **Council Tax: B**

Guide Price £125,000 Leasehold



Approximate Gross Internal Area
59.1 sq m / 636 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**THOMAS
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SALES LETTINGS

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