



Wessex Way, Bicester, OX26 6AX

Guide Price £100,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

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. There is a good double bedroom with wardrobe and further storage available in the hallway. The wet room has a walk in shower and bath. This assisted development community is highly popular with its 24 hour site staffing, excellent communal facilities and subsidised on-site restaurant.

MATERIAL INFORMATION

The property lies in a purpose built retirement block with brick or rendered elevations under a pitched and tiled roof. The property was completed in 2001. 50 Saxon Court is connected to mains; electricity, water and drainage. Heating is by way of electric heaters. Broadband - according to Ofcom - all types of broadband are available upto and including Ultrafast.

Mobile phone coverage - according to Ofcom - all service providers have availability for all services.

Flooding - according to the government website - there is a low risk of flooding from surface water and a very low risk of flooding from rivers.

The property is located in a conservation area.

Local Authority - Cherwell District Council - B; EPC rating - C





Key Features

- 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
- Lease - 125 years 1/2/2001; Service Charge - £7957.51 pa
Review date Aug 2024; Ground Rent £330 pa Review date
31/6/24
- See our website for up-to-date material information.

The Location

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.

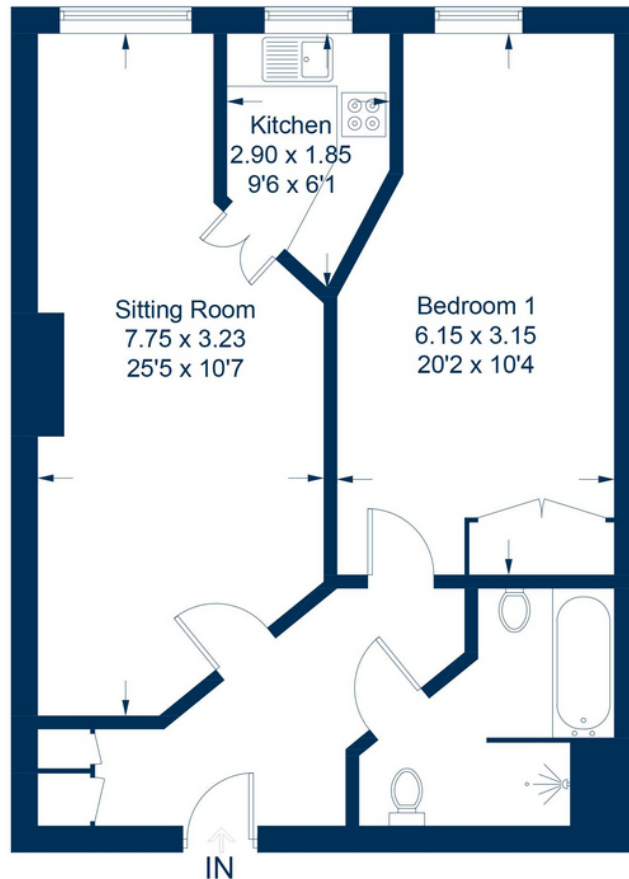


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Approximate Gross Internal Area
59.1 sq m / 636 sq ft



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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