



London Road, Bicester, OX26 6BP

Guide Price £110,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well presented one bedroom ground floor retirement flat, overlooking the communal gardens. Situated in Bicester town centre with easy access to the shops and amenities. The property is located off the communal hallway, close to the entrance and communal lounge. The sitting room overlooks the gardens and there is a fitted kitchen. There is a further double bedroom and a modern shower room.

The thriving market town of Bicester provides for all your everyday needs including; shops, amenities, bars, restaurants, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.

The property is of a brick and tile build type with electric storage and panel heaters. The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard and Superfast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile coverage, according to Ofcom there is good coverage for EE, Three, O2 & Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are awaited. Local Authority: Cherwell District Council - A; EPC - C





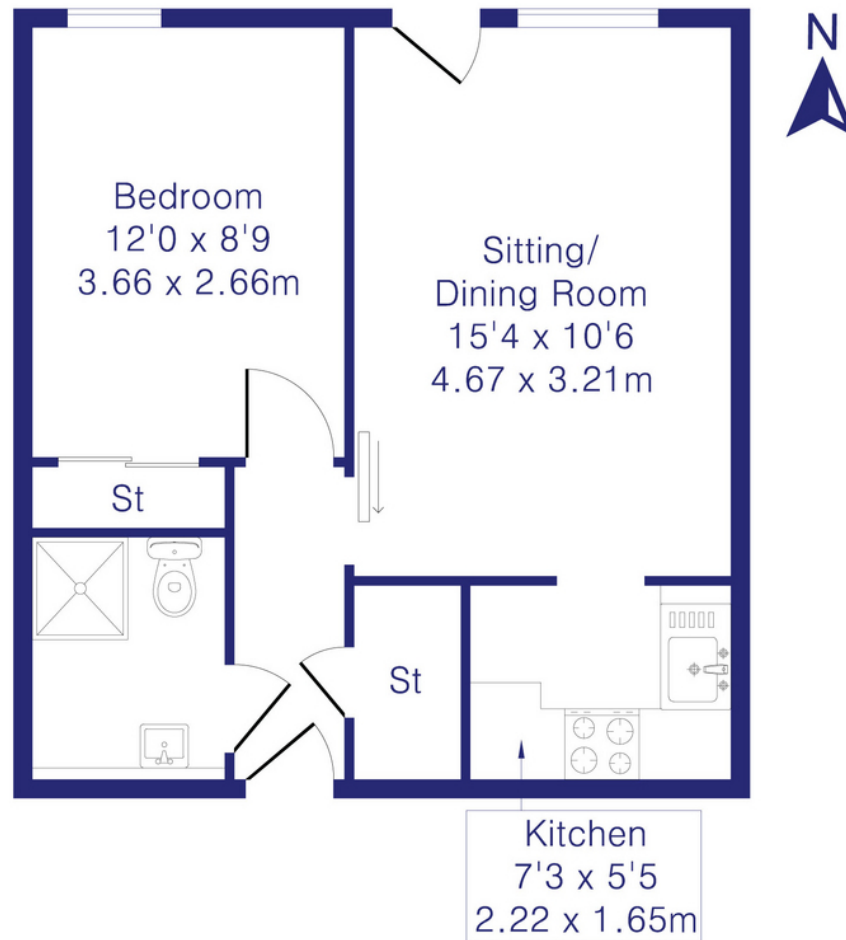
## Key Features

- Ground floor retirement flat
- Double Bedroom
- Overlooking Communal Gardens
- Communal facilities (residential care taker/managers office, living area, laundry room and gardens)
- Town Centre Location
- Minimum age requirement is 60 years
- 24 Hr Careline Alarm System
- Annual Service Charge - £2826.76 next review 1/3/24; Ground rent - £439.22; Lease 99 years from 1/11/86
- See our website for up-to-date material information.

## The Location

Local Shops 260ft  
Bicester Market Square 260ft  
Oxford Carfax Tower 14.2m  
London 63.3m  
Bicester North Station (London Marylebone from approx. 50 mins) 0.5m  
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.3m  
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.3m  
All times and distances are approximate.

Approximate Gross Internal Area 410 sq ft – 38 sq m



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](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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