



Kings End, Bicester, OX26 6HZ

Guide Price £190,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Delightful one bedroom retirement apartment set in the stunning grounds of Bicester House, within the heart of Bicester. Own front door with stair lift, this apartment provides attractive and well thought out accommodation with a lovely contemporary feels. The property has been improved throughout with particularly attention paid to the kitchen and shower room. The property has its own front door leading to an entrance lobby with stairs approaching the landing, the main living room is on the south side of the apartment and has an open outlook.

The bedroom is on the opposite side and overlooks the manicured grounds of Bicester House and the Quadrangle.

MATERIAL INFORMATION

A purpose built first floor retirement apartment with brick elevations until a pitched and tiled roof. All mains services are connected with the exception of gas. Heating by electric storage heaters.

Broadband - according to Ofcom - standard and superfast broadband are available. Ultrafast is not.

Mobile phone - according to Ofcom - all listed providers have availability for all services. The property is in the curtilage of a listed building and also in a conservation area.

Service Charge: £3,729.12 pa - for 2024/25. Length of Lease: 999 years from 1990

Local Authority Cherwell District Council: C. EPC - C





Key Features

- Delightful one bedroom retirement apartment
- Set in the stunning grounds of Bicester House
- Lovely contemporary feel
- Light, bright sitting room with open aspect
- Good double bedroom overlooking the quadrangle
- Refitted kitchen and bathroom
- Own front door
- Stairlift
- Communal facilities
- See our website for up-to-date material information.

The Location

The apartment is set in the grounds of Bicester's former Manor House, a beautiful period building. Enjoying a central, yet quiet position within a level walk of doctors, pharmacists and the town centre. 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.



Approximate Gross Internal Area 535 sq ft – 50 sq m
Ground Floor Area 31 sq ft – 3 sq m
First Floor Area 504 sq ft – 47 sq m



Ground Floor

First Floor

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