



London Road, Bicester, OX26 6HB

Guide Price £245,000

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A very well presented ground floor flat, which provides incredibly bright and airy accommodation. It benefits from allocated parking and is located a short walk from the town centre, Bicester Village Shopping Outlet and the train station.

Both the hall and the large main bedroom have French doors which lead into the secluded communal gardens. The second bedroom is a double but has been used by the current owners as a stay at home office. The bathroom benefits from a large window and has recently been refurbished to a high specification. At the front of the flat, there is the spacious open plan sitting/dining room with a well equipped kitchen. Outside there is an allocated parking space and communal gardens, which are tucked away and secluded.

Gas fired central heating to radiators. The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard broadband is available. Mobile - According to Ofcom there is good mobile and data coverage indoors and outdoors 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. Service Charges; £1,710 pa approximately Length of Lease: £104 years Local Authority: Cherwell District Council – B; EPC - C





## Key Features

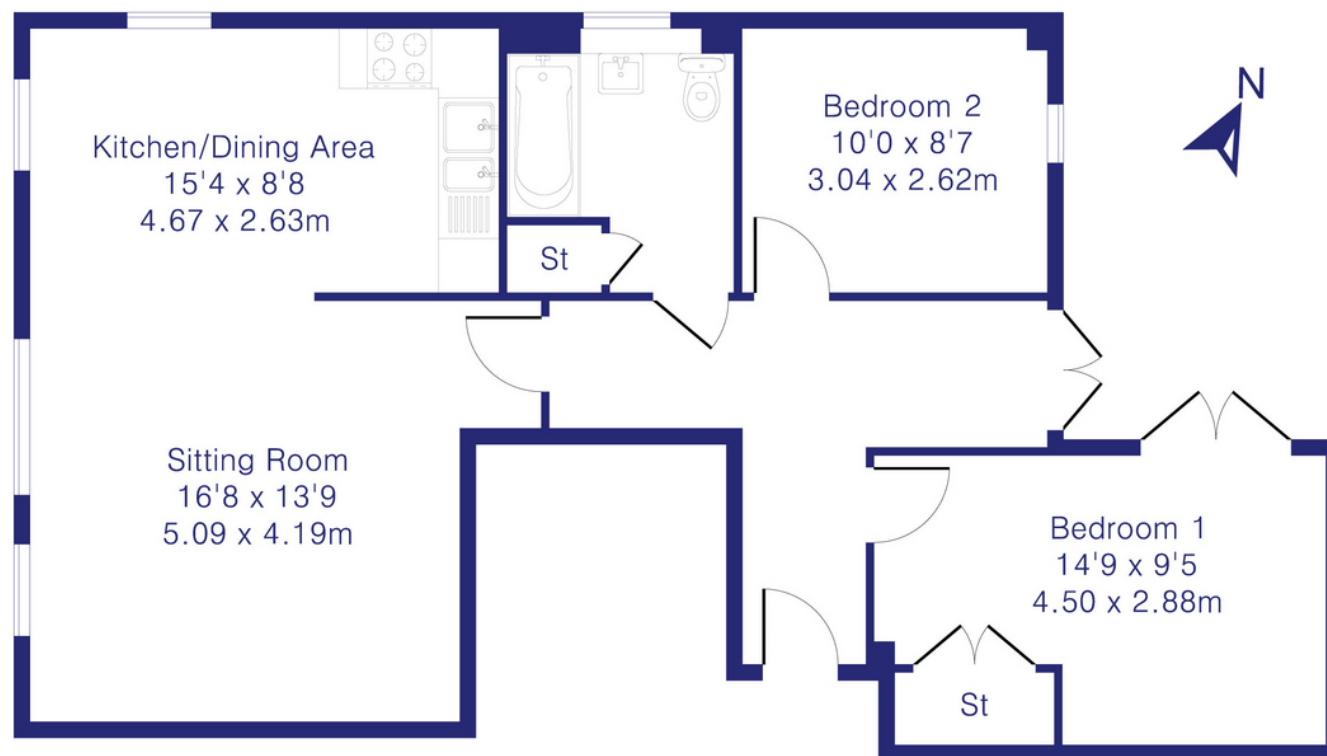
- Two Double Bedrooms
- Spacious Open Plan Living Space
- Very Well Presented
- Newly Refurbished Bathroom
- French doors out to a Secluded Communal Garden Area
- Allocated Parking Space with Off Street Guest Parking
- Short Walk from the Town Centre
- Opposite Bicester Village and Train Station
- Ground Floor
- See our website for up-to-date material information.

## The Location

The property is centrally located in Bicester next to a local shop/petrol station and opposite Bicester Village Shopping Outlet. Bicester Village train station has services to Oxford and London. Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, sporting, recreational and recruitment possibilities.



Approximate Gross Internal Area 744 sq ft – 69 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.

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