



Webb Court, Bicester, OX26 6AW

Guide Price £187,500 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

The Property

A delightful one bedroom ground floor flat with its own front door, full of character and in an excellent central location. This charming property has natural stone former fireplace, exposed stone work and exposed beams. The living space is generous with an open plan design. There is a double bedroom and a smart bathroom. No onward chain.

MATERIAL INFORMATION

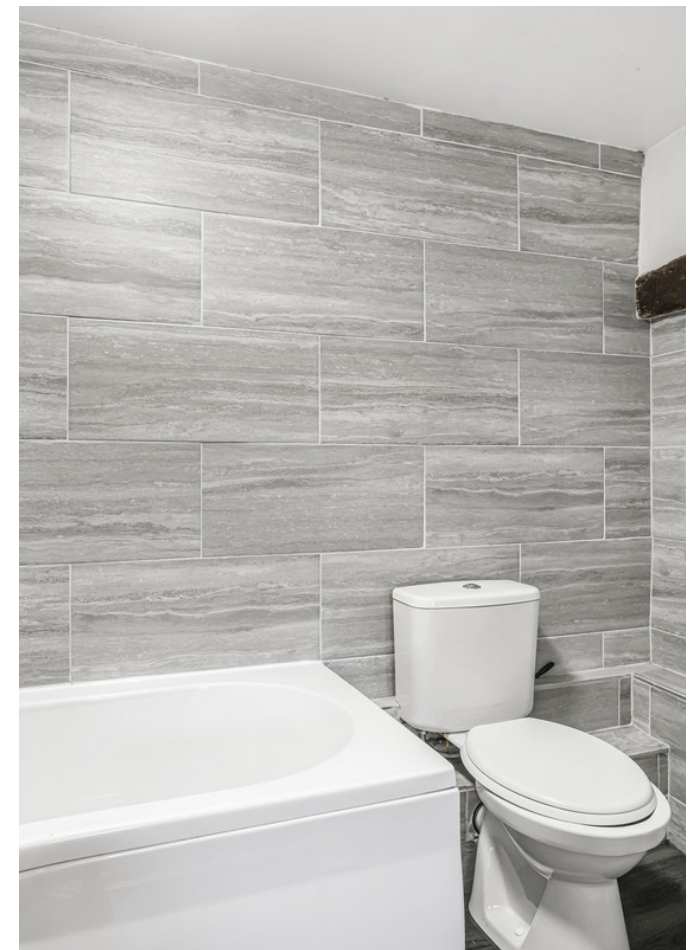
A one bedroom ground floor flat, converted from a shop with adjoining cottage in 2009. The property is connected to mains electricity and water, drainage is by way of septic tank. The property is Leasehold with a term of 125 years commencing in 2009. The current amount payable to the management company is £1,000 per annum which we are informed incorporated the ground rent of approximately £100.00. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast area available.

Mobile phone availability - according to Ofcom - indoor phone availability from EE and Three are limited, indoor phone availability from O2 and Vodafone are likely. Indoor data is limited from all listed providers. Outdoor all listed providers are likely have availability for both voice and data.

According to the Government Website there is a high risk of flooding from surface water and the property did flood in 2014. It has not subsequently flooded and we are informed that the flooding was caused by blocked culverts in the town centre. The property is Grade II listed and lies in a conservation area.

Local Authority: Cherwell District Council - B. EPC - C





Key Features

- Characterful one bedroom flat
- Ground floor with own front door
- Exposed beams and stonework
- Attractive former fireplace
- Large open plan living area
- Comfortable double bedroom
- Stylish bathroom
- Accessible to town centre, Bicester Village and both stations.
- No onward chain
- See our website for up-to-date material information.

The Location

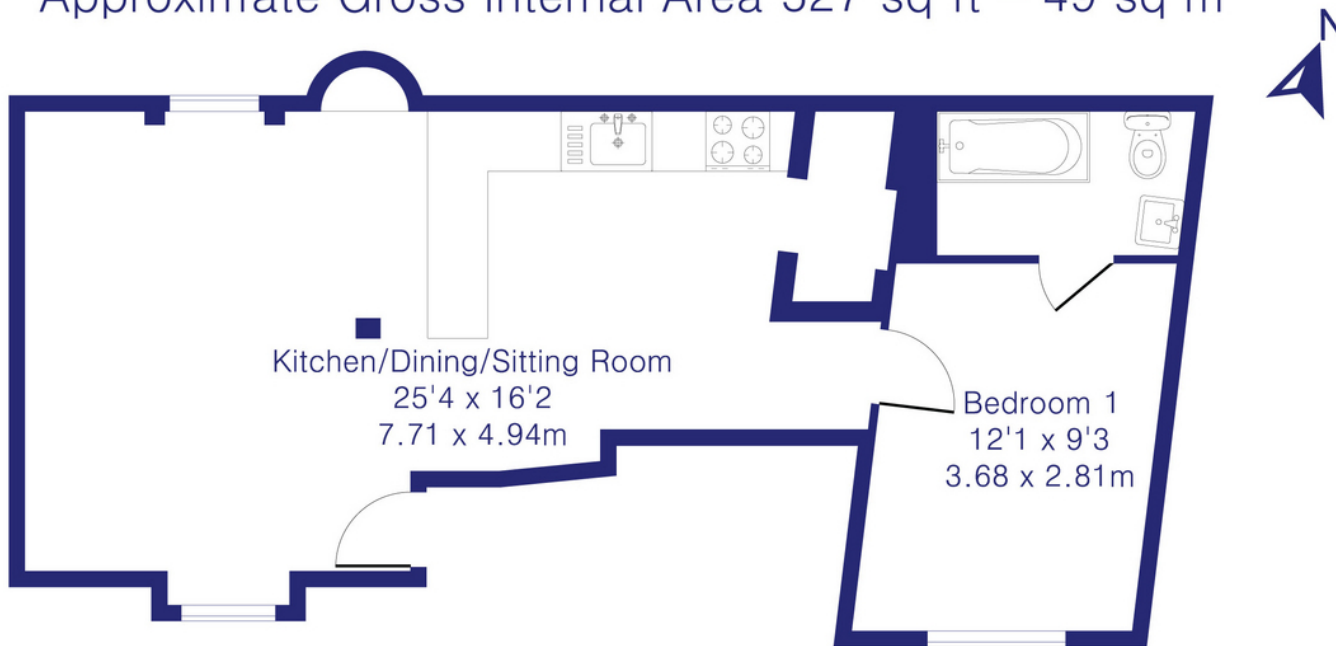
Centrally located in a beautiful part of Bicester, within a stones throw of the parish Church and the Market Square. The main shopping centre, Bicester Village and both railway stations, are within a relatively short level walk. Bicester is a thriving, historic market town with exceptional road and rail links. 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.

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.

Approximate Gross Internal Area 527 sq ft – 49 sq m



Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS