



Wessex Way, Bicester, OX26 6AX

Guide Price £130,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautiful, one bedroom ground floor retirement apartment offering spacious and elegant accommodation. The property is superbly presented having been redecorated and recarpeted. There is a lovely dual aspect sitting room, a kitchen specifically designed for retirement living, a large double bedroom and a large bath/wet room. Assisted living means; there is 24 hours site staffing, numerous activities available and the provision of lunch at a reasonable cost. The development also benefits from extensive communal facilities to include; a large sociable guest lounge, discounted restaurant, one hours assistance and a guest room. To both the front and rear there is parking and communal gardens. Outside there are communal gardens and guest parking.

### 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.

The property is located in a conservation area.

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





## Key Features

- A beautiful ground floor retirement apartment, centrally located.
- Generous dual aspect living room
- Kitchen specifically designed for the retirement market
- Large double bedroom with wardrobe and Large bath/wet room
- Assisted living with discounted restaurant, Communal gardens and facilities
- 125 year Lease from 1st February 2001
- Service Charge £7.957.51 rent review from August 2023; Ground rent £330.00 rent review from 31/6/2024
- See our website for up-to-date material information.

## The Location

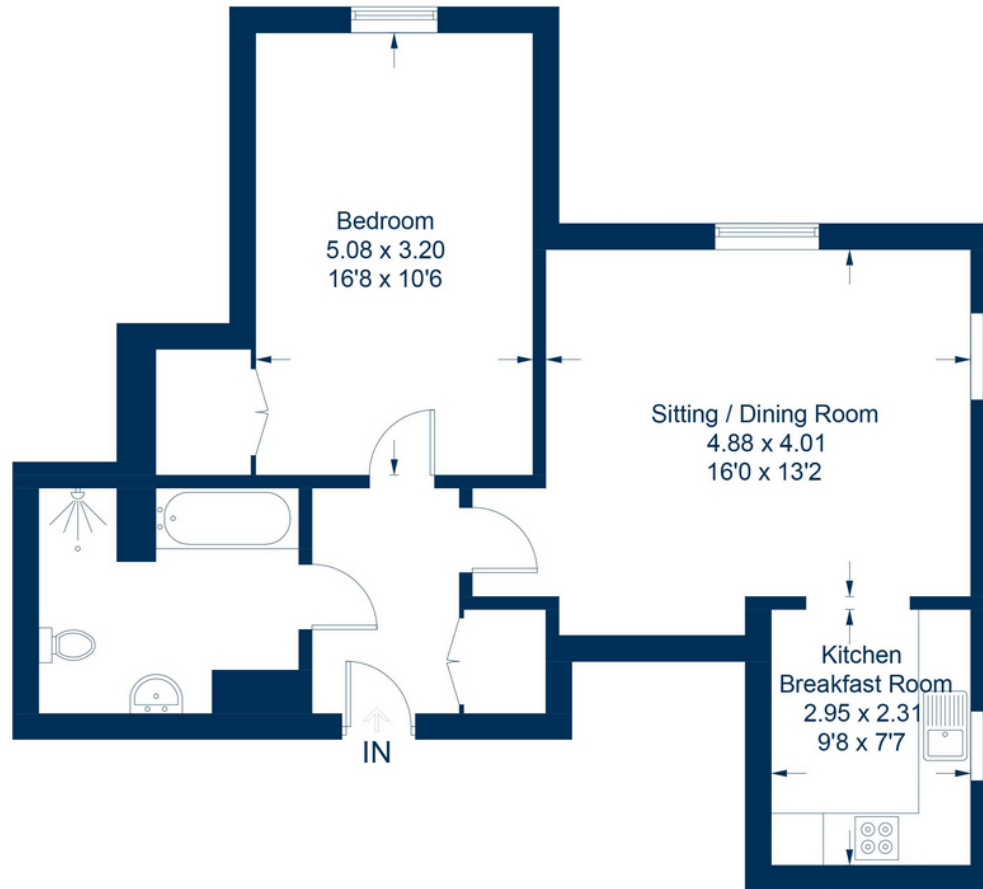
Enjoying an ideal situation for a retirement property, central yet quiet and a level walk from Bicester's stations and other amenities. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway 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.

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= 62.3 sq m / 670 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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