



Kings End, Bicester, OX26 6HZ

Guide Price £180,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An exceptional one bedroom first floor retirement apartment. Significantly improved and updated, situated in the glorious grounds of Bicester House. The property has its own front door which leads to an entrance lobby and a straight flight of stairs suitable for a stairlift if required. The living room enjoys a southerly aspect and the kitchen has been refitted. Well proportioned double bedroom with views over the Quadrangle and to Bicester House, a refitted shower room. The property was extensively improved over the last year, which included the removal of all the night storage heaters and replacement with new more controllable Fischer Heaters. Within the development there is a communal lounge, guest flat and other amenities.

MATERIAL INFORMATION

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

Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Mobile Phone availability - according to Ofcom - all providers are likely to have availability both indoors and outdoors with the exception of EE where indoor availability for both voice and data are likely to be limited.

The property is in the curtilage of a listed building and also in a conservation area.

Service Charge; £3,729.12 pa for 2024/2025

Length of Lease; 999 years from 1990

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





Key Features

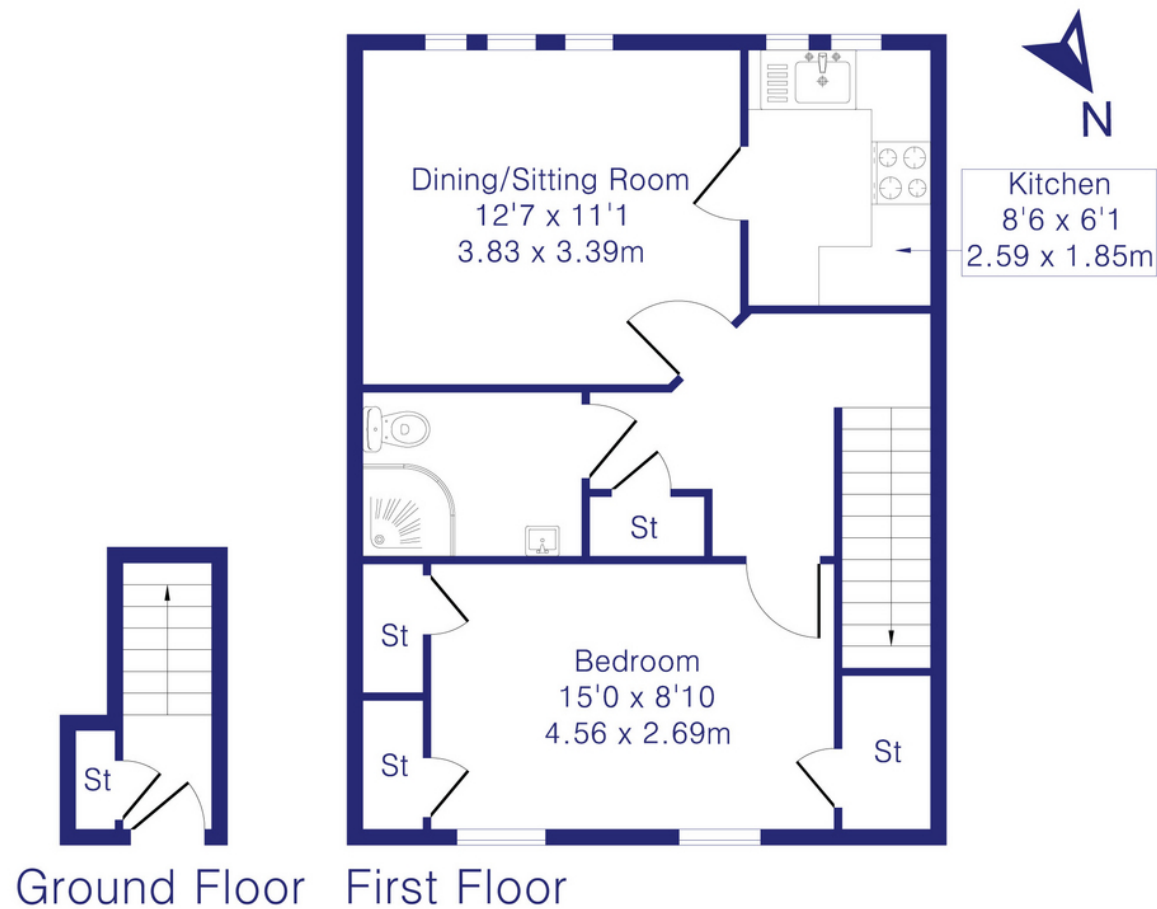
- Exceptional one bedroom retirement apartment
- Situated in the glorious grounds of Bicester House
- Significantly improved over recent years
- Refitted kitchen
- Refitted shower room
- South facing living room
- Straight stairs suitable for stair lift
- A level walk to the town centre and other amenities
- Communal lounge and guest suite
- 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. The property enjoys a central yet quiet position within a level walk of doctors, pharmacists and the town centre. Bicester is a thriving historical 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 490 sq ft – 46 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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