



North Street, Bicester, OX26 6NY

Guide Price £230,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super, bright, airy, well presented two bedroom first floor town centre flat which is in a secure gated block. There is allocated parking and the flat is ideally located a 'stones throw' from the shops, amenities, bus stops, close to both rail stations and Bicester Village.

The grounds are accessed by secure gates and the flat is accessed via stairs. Off the hall there is a modern refitted bathroom, dual aspect sitting/dining room and a refitted kitchen. There is a door to the rear hallway which leads to the double and single bedroom. Outside there is a lawned communal gardens and store. There is a security barrier which leads into the parking area where the property has one allocated space.

Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet, many sporting, clubs, associations and recreational and recruitment opportunities.

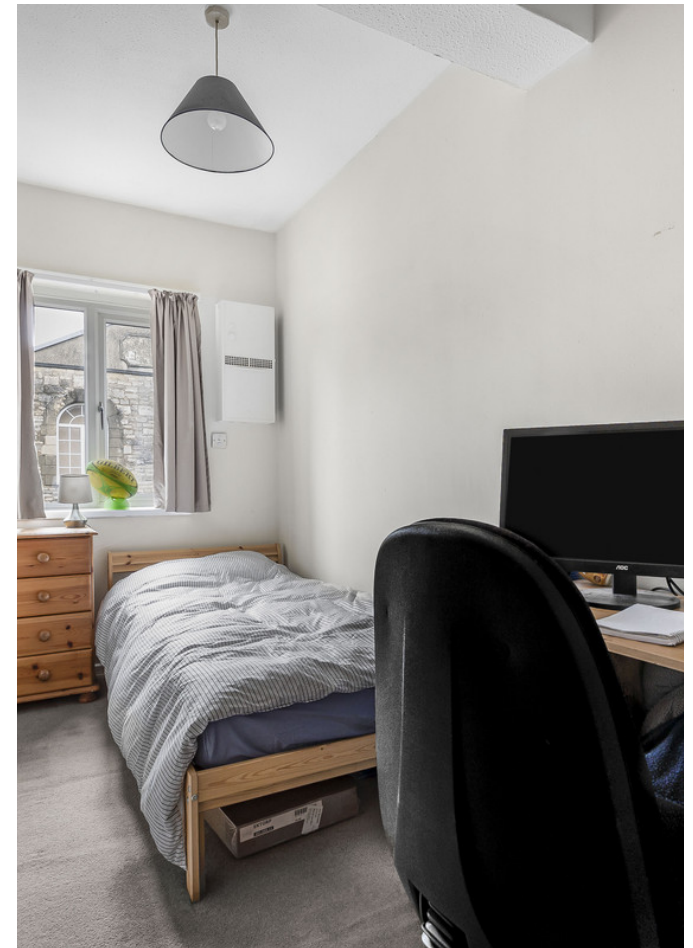
The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard and Superfast broadband are available (checker.ofcom.org.uk).

Mobile - According to Ofcom there is limited for EE and Three and likely for O2 and Vodaphone mobile voice and data coverage indoors and Likely mobile voice and data coverage outdoors for EE, Three, O2 & Vodafone

(checker.ofcom.org.uk). The government portal generally highlights this as a flood risk postcode. The property is a first floor flat. 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.

Local Authority - Cherwell District Council - A. EPC: F





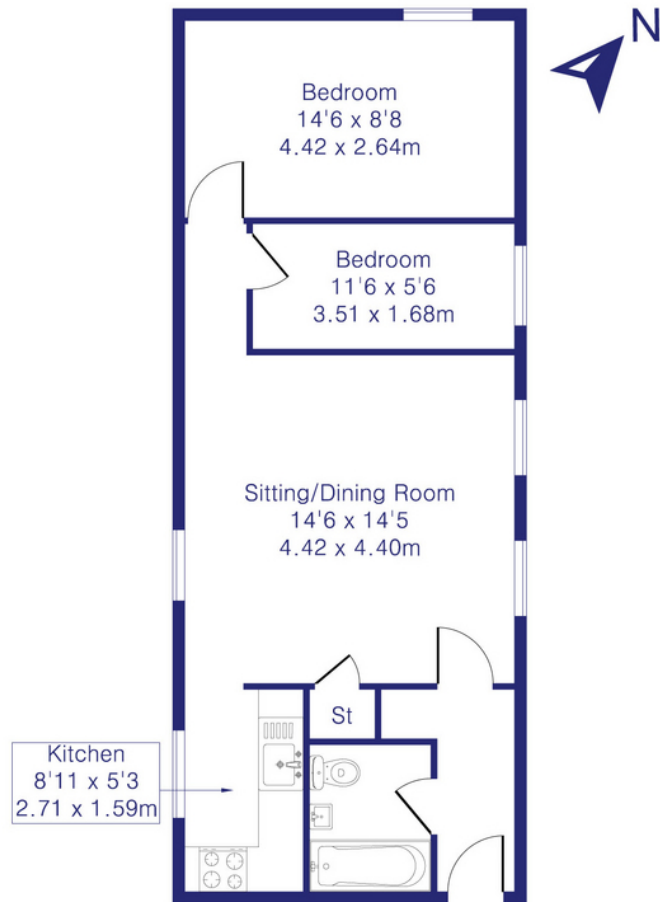
Key Features

- Two bedrooms
- Dual Aspect Sitting and Dining Room
- Secure Gated Block
- Secure Allocated Parking
- Electric Heating with Panel and Storage Heaters
- Central Bicester
- Length of Lease - 189 years from June 1983
- Service Charge - £1,000 per annum.

The Location

Local Shops 0.1m
Bicester Village 0.7m
Bicester North Station (London Marylebone from approx. 50 mins) 0.2m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.6m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.2m
All times and distances are approximate.

Approximate Gross Internal Area 555 sq ft – 52 sq m



First Floor Flat

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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