



Kings End, Bicester, OX26 6HZ

Guide Price £289,950 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A light and spacious first floor retirement apartment, situated in the glorious gardens of Bicester House. This charming apartment specifically designed for the retirement market offers; a large dual aspect living room, well designed kitchen, entrance hall, shower room and two good bedrooms. There is a straight flight of stairs with a stairlift. The property benefits from a 24 hours emergency pull cord system.

MATERIAL INFORMATION

A purpose built two bedroom, first floor retirement apartment. Mains electricity, water and drainage are connected, not gas. 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 coverage indoors with the exception of EE where coverage is stated to be limited. Outdoors all listed providers are likely to have average for both voice and data. The property is Leasehold with a 999 year lease, commenced in 1990.

The current annual service charge, we are informed is £3,729 pa.

The property is in a conservation area and within the grounds of a listed building.

Local Authority: Cherwell district Council - D. EPC - D





Key Features

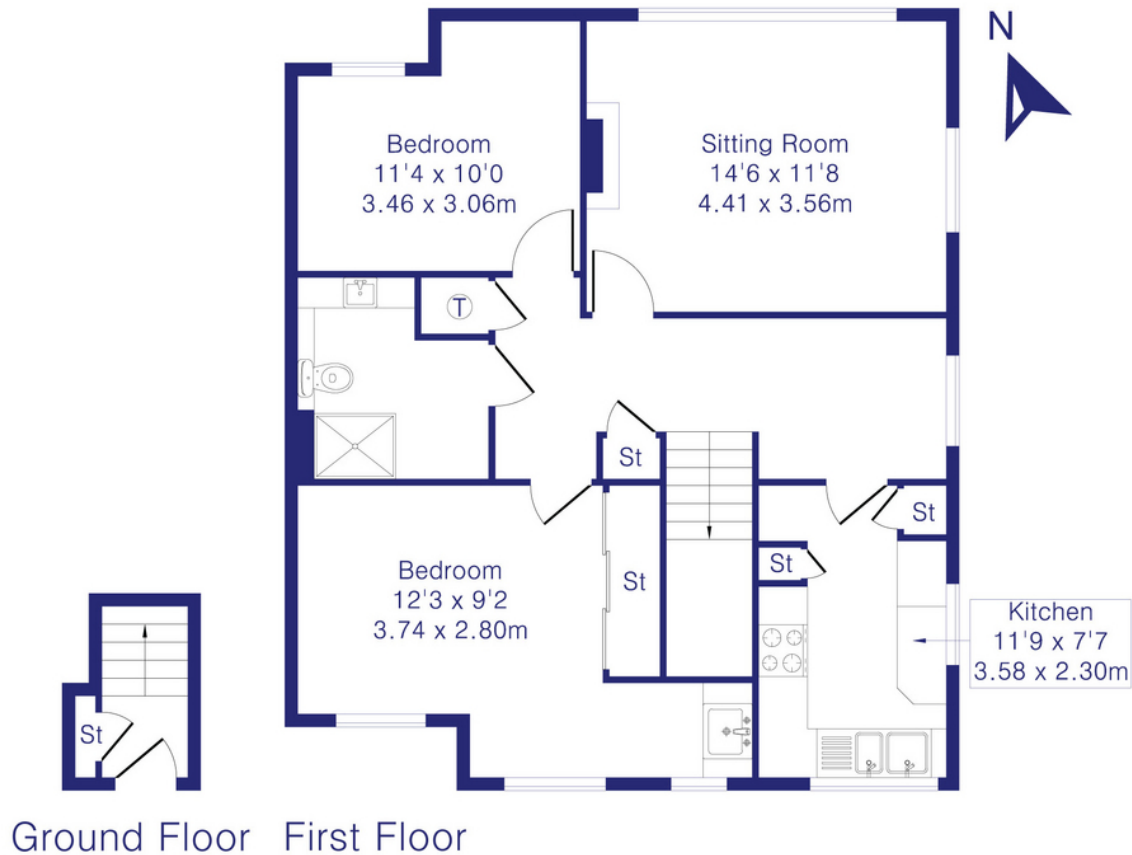
- Delightfully light and spacious two bedroom retirement apartment
- First floor with on front door and stairlift
- Dual aspect living room
- Two generous bedrooms
- Superb outlook of manicured gardens
- 24 hour pull cord system
- Specifically adapted for retirement market
- Many communal facilities available in Bicester House
- See our website for up-to-date material information.

The Location

Set in a secure gated communitiee; within the glorious grounds of Bicester House, a fine Grade II listed property. The apartment is a short level walk from the town centre and numerous amenities, including transport links. 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.



Approximate Gross Internal Area 790 sq ft – 74 sq m
Ground Floor Area 27 sq ft – 3 sq m
First Floor Area 763 sq ft – 71 sq m



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