



Heron Drive, Bicester, OX26

Guide Price £200,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious and beautifully presented, two bedroom first floor flat in the highly popular original Langford Village area. This beautiful apartment principally faces south-west, benefitting from sun from late morning onwards. This well designed flat is in a purpose built and attractive block with open space around. On entering the property there is a hallway which leads to a large living room with bay windows to front, the kitchen is situated off this and has a good range of units. Both of the bedrooms are a good size and the bathroom has a white suite. The property benefits from two parking spaces and there are communal gardens. Viewing highly recommended.

MATERIAL INFORMATION

A two bedroom first floor flat, traditionally constructed and built around 35 years ago. Mains; electricity, gas, water and drainage are connected.

Broadband - according to Ofcom - standard and superfast broadband are available, ultrafast is not.

Mobile phone availability - according to Ofcom - All mobile phone companies have limited availability for both voice and data with the exception of 02 who are likely to have availability. Outdoors all service providers are likely to have availability for both voice and data.

Lease details - the property benefits from 125 year lease, starting on 1st January 1991. The ground is £50 per annum.

Management Charges - £1,525,82

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





Key Features

- Attractively presented two bedroom flat
- Spacious accommodation including two good bedrooms
- First floor location
- Large living room with bay window
- Refitted kitchen and bathroom
- Two parking spaces
- Communal gardens
- Good local amenities
- See our website for up-to-date material information.

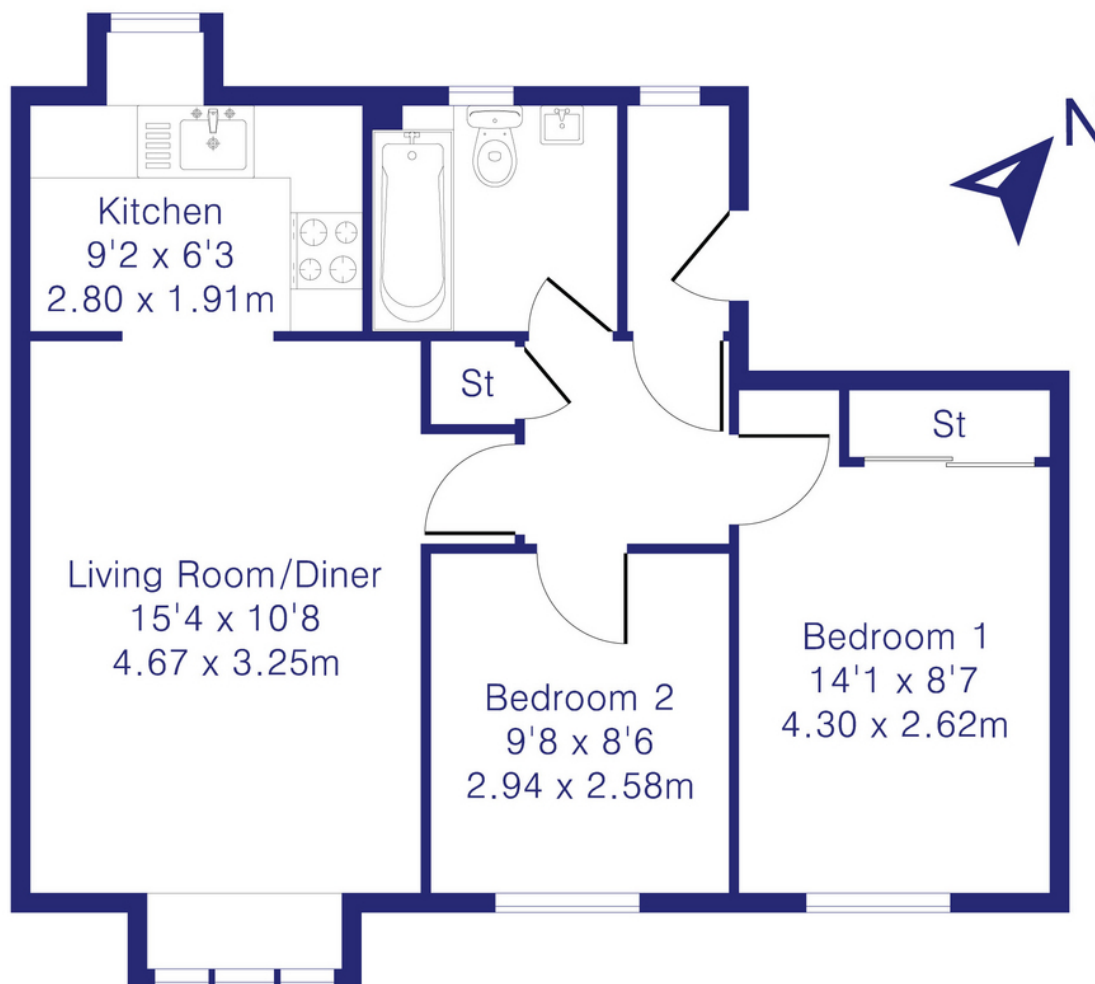
The Location

Quietly situated in the desirable Langford Village area, where there are a range of local amenities to include; a well regarded primary school, a parade of shops and a public house. 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.

Kingsmere development - within walking distance of Bicester Village. Kingsmere offers a range of local services, including a primary school, a secondary school, a public house, a public



Approximate Gross Internal Area 546 sq ft – 51 sq m



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