



Linden Lodge, Bicester, OX26 6GE

Guide Price £300,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super, spacious and well presented, two bedroom second floor retirement apartment accessed by either the communal stairs or a lift and ideally located in central Bicester a 'stones throw' from the shops, amenities and public transport links.

The flat has well proportioned and spacious rooms. All the rooms are accessed from the hallway which has a storage cupboard. There is a super spacious sitting/dining room with a study and a fitted kitchen. There are two good size double bedrooms with bedroom one having a storage cupboard and a modern shower room.

Bicester provides for all your everyday needs including; shops, bars, restaurants, doctors', dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, and recreational possibilities.

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 mobile voice and data coverage indoors for EE, Three & Vodafone with likely voice and limited data coverage for O2 and likely mobile voice and data coverage outdoors for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). 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 - D. EPC - B





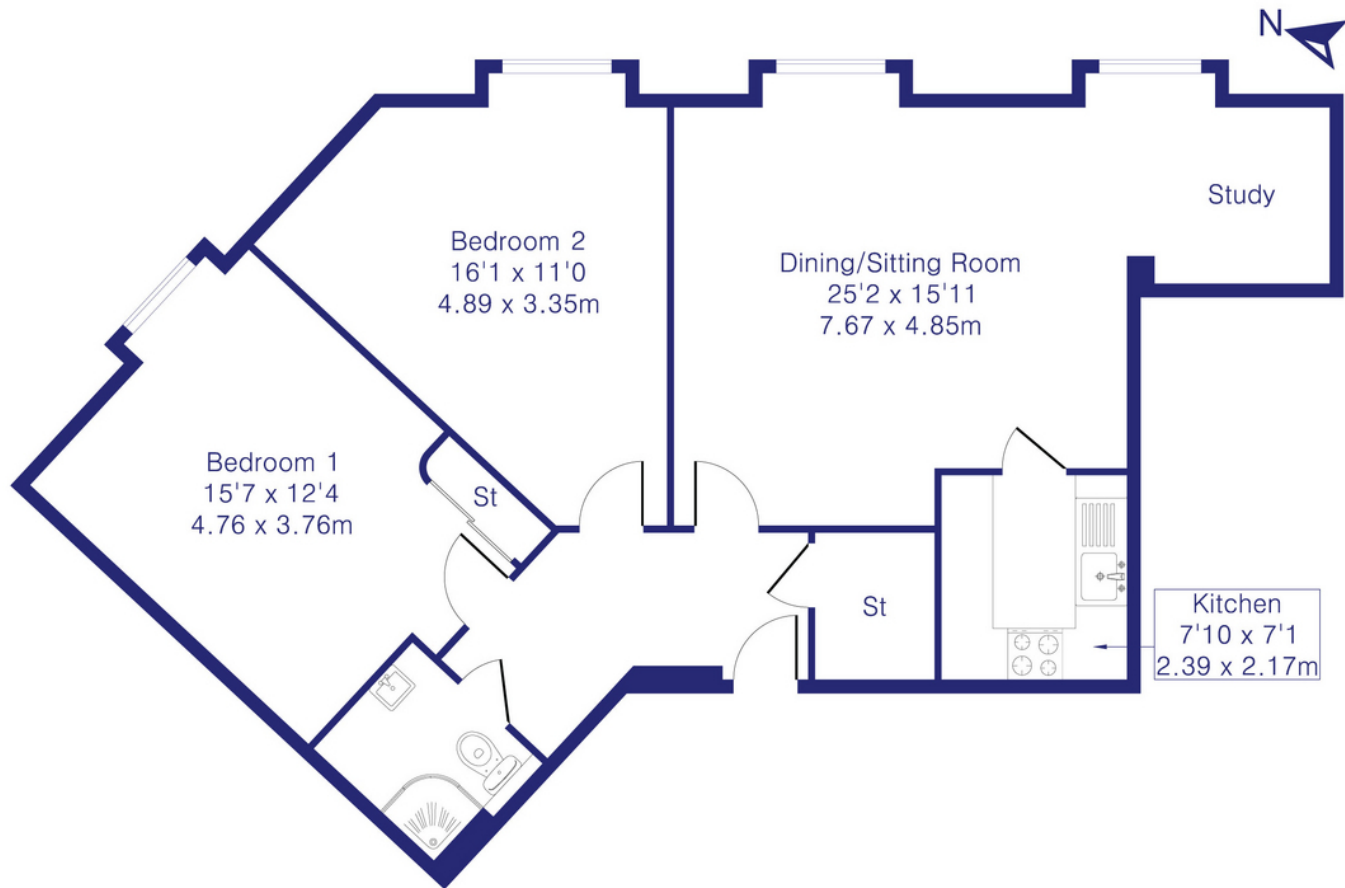
Key Features

- Two Double Bedrooms
- Second Floor
- Spacious Open Plan Sitting/Dining and Study
- Fitted Kitchen
- Electric Heaters
- On Site Manager During Day
- Residents Lounge and Secure Communal Residents Parking
- Central Bicester close to amenities
- 125 year Lease from 1 Nov 2016; Ground Rent £889 p/a; Service Charge £6649 p/a
- See our website for up-to-date material information.

The Location

Local Shops 0.1m
Bicester Market Square 0.2m
Bicester North Station (London Marylebone from approx. 50 mins) 0.4m
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 0.3m
All times and distances are approximate.

Approximate Gross Internal Area 928 sq ft – 86 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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