



40 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.

Designed exclusively for the over 60's, this apartment has well proportioned and spacious rooms. 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. Linden Lodge offers; social activities, coffee mornings, games afternoons and keep fit classes. There are amenities such as; owners lounge with coffee bar, guest suite for friends and family and landscaped gardens.

As is usual for Leasehold properties there is a service charge. In this instance it covers; external maintenance, maintenance of communal areas, building insurance, garden maintenance, water and sewerage charges, a lodge manager and care line monitoring 24/7. For more information, please ask the agent.

MATERIAL INFORMATION

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.

Local Authority: Cherwell District Council - D. EPC - B





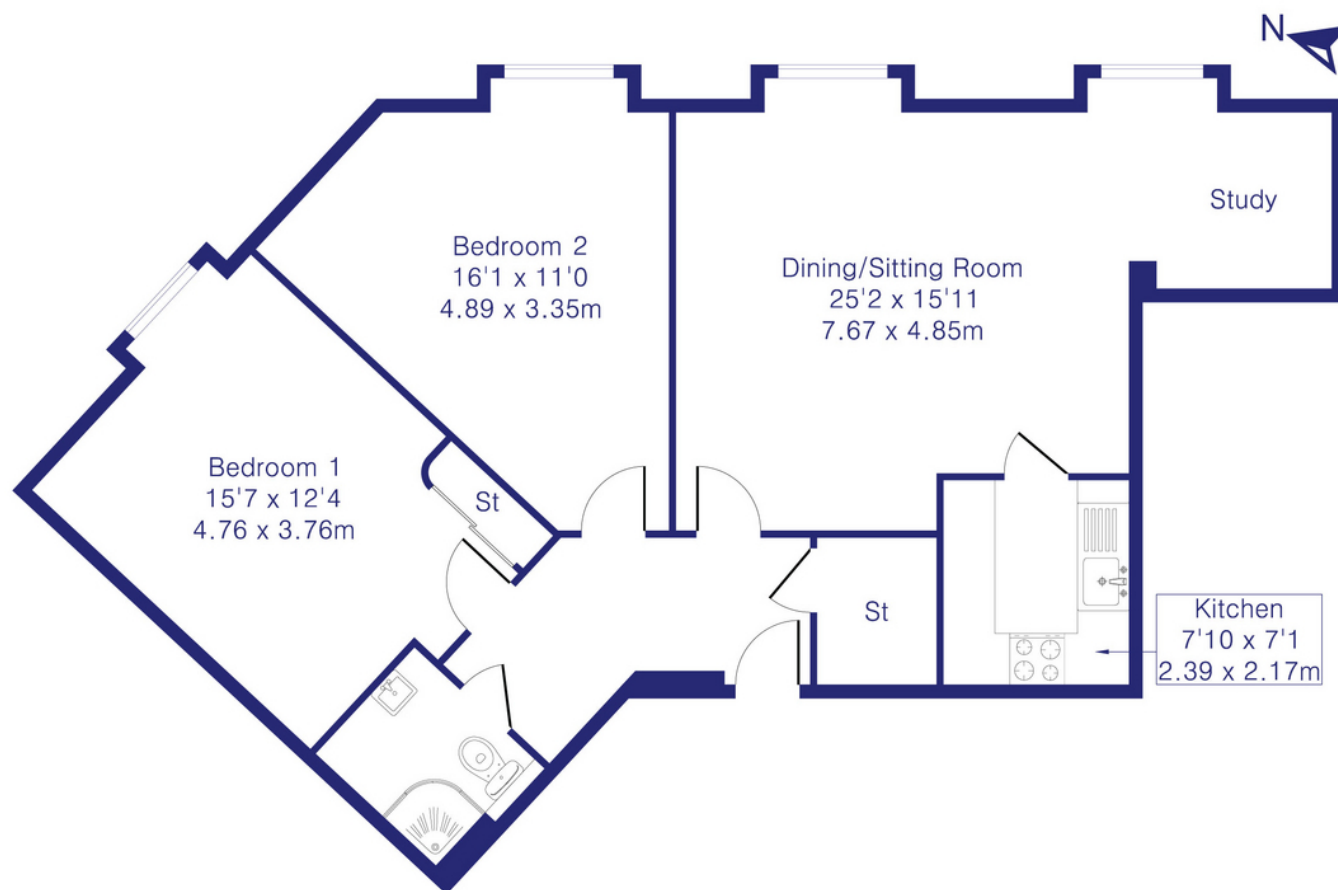
Key Features

- 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 1st November 2016. Ground Rent for £889.36 next review 1/11/2030. Service Charge - £5,532.84 next review 31st May 2026.

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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