



Kings End, Bicester, OX26 6DT

Guide Price £275,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An impressive one bedroom ground floor retirement apartment with its own front door and a garage. It forms part of a converted period house with attractive gardens situated close to the town centre.

Attractively presented, this property was specifically designed for the retirement market and has a lovely outlook to both the front and side. There is a spacious hallway with storage cupboards. The stunning and highly impressive sitting/dining room has lovely high ceilings, large feature windows and a fireplace with electric fire. The kitchen has a good range of both wall and base units and there is an attractive double bedroom with garden views and fitted wardrobes. The garage is in an adjacent block under a separate title with a 999 year lease from 1989 and the property has a twenty four hour emergency response pull cord system.

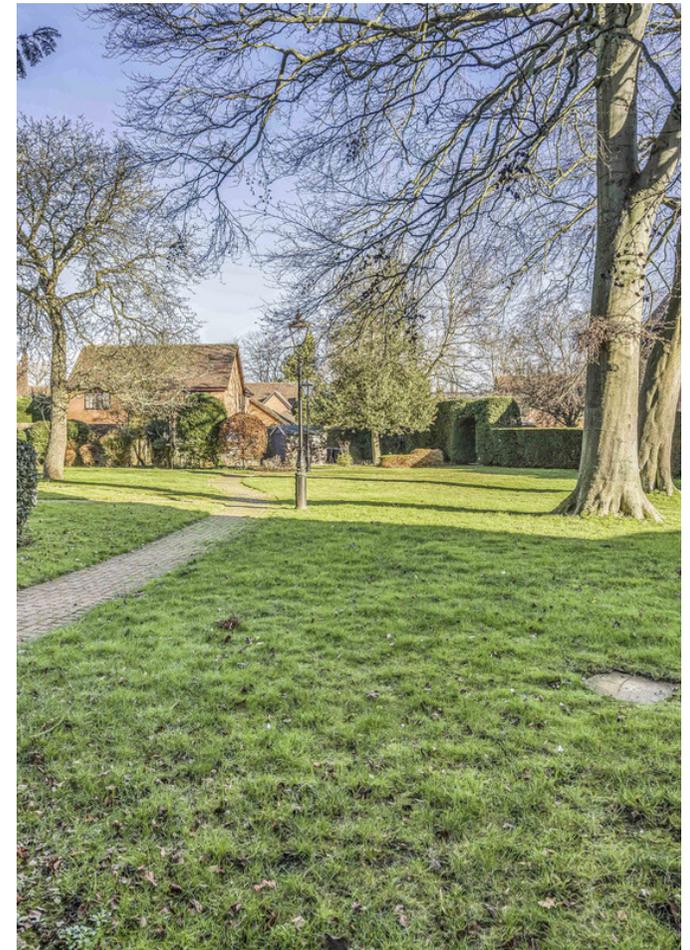
Bicester House is a fine period building with beautiful gardens, a library, sitting room and conservatory. This unique environment is both quiet and secure whilst enjoying easy access to local amenities including; the Littlebury Hotel, a pharmacist, doctors, shops, amenities, bars, restaurants, dentists, banks and exceptional road and rail links.

The property is of a brick and tile build type and has gas central heating which is off a communal boiler and charged pro rata depending on the size of the property. The property is connected to mains electricity, water and drainage.

Broadband - according to Ofcom, Standard and Superfast broadband are available. Mobile Coverage according to Ofcom, there is good coverage for EE, Three, O2 & Vodafone. The government portal generally highlights this as an unlikely/low flood risk postcode. 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.

Council Tax: Cherwell District Council; EPC E





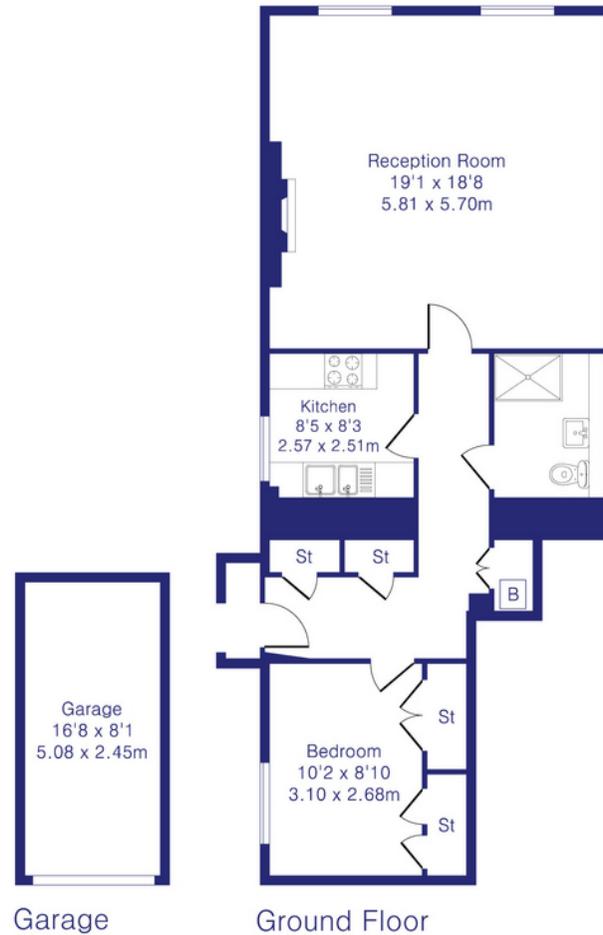
## Key Features

- Retirement Apartment
- Double Bedroom with Fitted Wardrobes
- Stunning Sitting Room
- Part of Converted House
- Gas Heating
- Close to Amenities
- Attractive Gardens
- Property Service Charge: £242.03pm. Length of Lease 965
- Garage Service Charge: £2.75pm. Separate Lease with 966 years left.
- See our website for up-to-date material information.

## The Location

Local Shops 0.3m  
Bicester Market Square 0.3m  
Oxford Carfax Tower 13.6m  
London 62.7m  
Bicester North Station (London Marylebone from approx. 50 mins) 0.5m  
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.7m  
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.4m  
All times and distances are approximate.

Approximate Gross Internal Area 894 sq ft – 83 sq m  
Ground Floor Area 766 sq ft – 71 sq m  
Garage Area 128 sq ft – 12 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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