



30 Saxon Court Wessex Way, Bicester, OX26 6AX

Guide Price £99,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A spacious, first floor south facing retirement apartment in a super central location. No onward chain. This purpose built apartment has been specifically designed for the retirement market. There is a good entrance hall, a large sitting room/dining room and a well designed kitchen. The wet room has a walk in shower and bath. This flagship assisted living community benefits from 24 hour site staffing, communal facilities representing a hotel and an onsite subsidised restaurant.

### MATERIAL INFORMATION

The property lies in a purpose built retirement block with brick or rendered elevations under a pitched and tiled roof. The property was completed in 2001. 50 Saxon Court is connected to mains; electricity, water and drainage. Heating is by way of electric heaters. Broadband - according to Ofcom - all types of broadband are available upto and including Ultrafast.

Mobile phone coverage - according to Ofcom - all service providers have availability for all services.

Flooding - according to the government website - there is a low risk of flooding from surface water and a very low risk of flooding from rivers.

The property is located in a conservation area.

Local Authority - Cherwell District Council - B; EPC rating - C







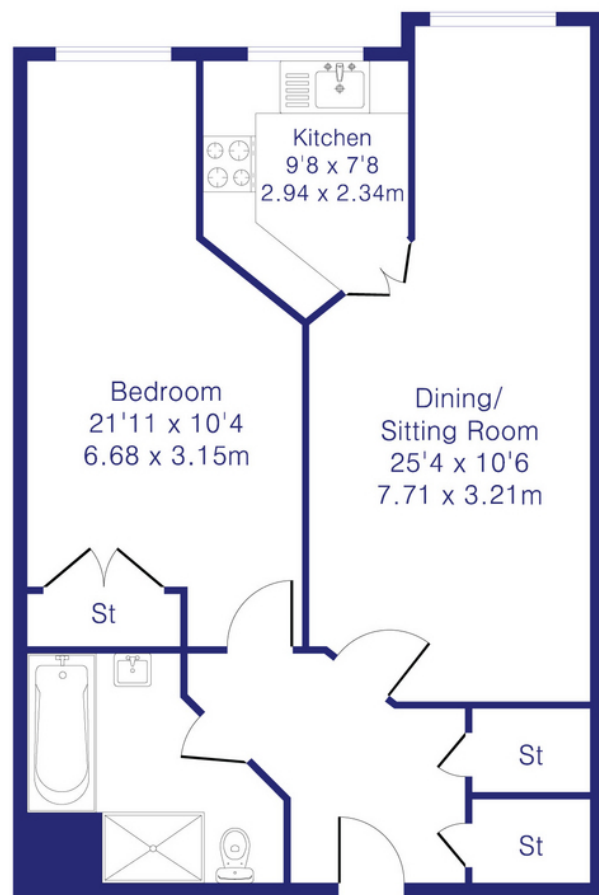
## Key Features

- Super first floor retirement apartment
- Lift from ground floor
- Assisted living community with 24 hour site staffing
- Generous room sizes
- Principal rooms being south facing
- Walk in wet room with shower
- Excellent central location
- 125 year Lease from 2001.
- Service Charge £ 8,459.60pa review date 31/3/25; Ground Rent 725.24pa review date 31/8/25
- See our website for up-to-date material information.

## The Location

Enjoying an ideal situation for a retirement property, central yet quiet and a level walk from Bicester's stations and other amenities. 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 658 sq ft - 61 sq m



First Floor

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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.

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