



Flat 25 Linden Lodge, Bicester, OX26 6GE

Guide Price £285,000 Leasehold

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SALES LETTINGS



The Property

A particularly spacious, two bedroom first floor apartment, exclusively for the over 60's and built within the last ten years. This first floor apartment may be reached by either lift or stairs and is just a "stones throw" from shops, amenities and public transport links. The lovely large living room has a Juliette balcony and a feature fireplace. The kitchen is well designed and has a range of fitted appliances. There are two good sized double bedrooms, the master of which also has a Juliette balcony, a modern shower room and a separate cloakroom.

Linden Lodge offers; social activities, coffee mornings, games afternoons and keep fit classes. There are amenities such as; owners lounge with coffee bars, guest suite for friends and family, also landscaped gardens. As 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 sewage charges, a lodge manager, a security entry monitoring system and care line monitoring 24/7.

MATERIAL INFORMATION

A purpose built first floor two bedroom retirement flat constructed in 2017. The property is connected to mains; electricity, water and drainage. The heating is linked to a community scheme.

Broadband - Ofcom states - standard and superfast broadband are available, Ultrafast is not.

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

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





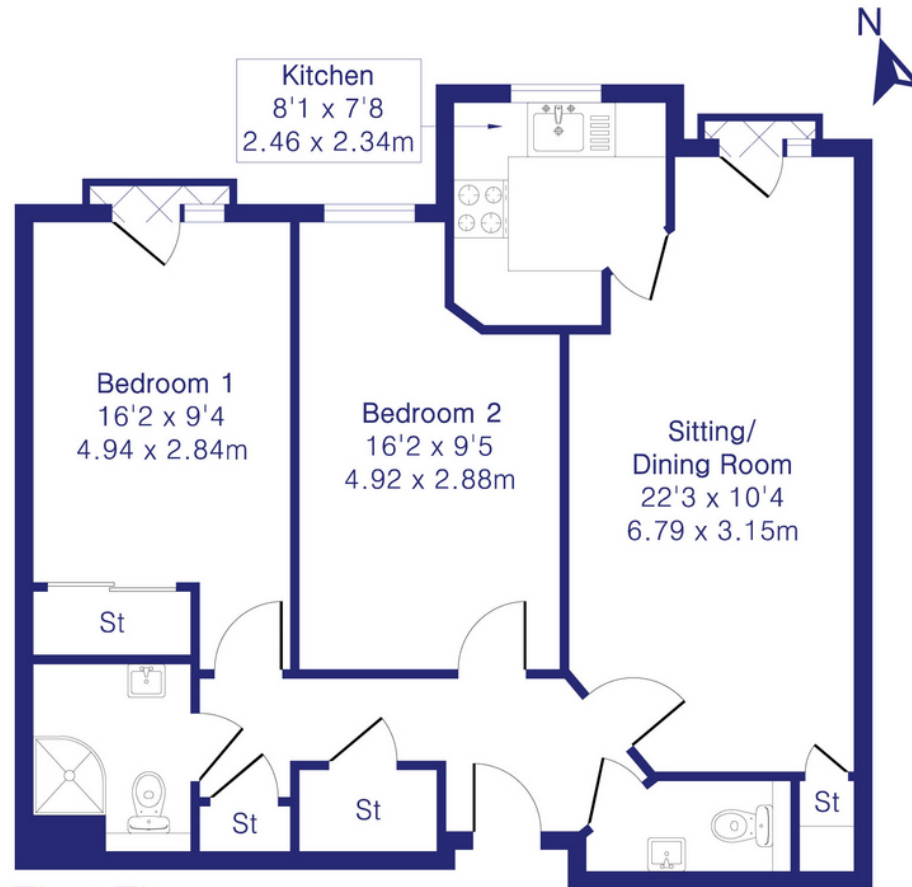
Key Features

- Exclusively for the over 60's and Churchill built
- Excellent central location
- A super apartment with two double bedrooms
- Quality communal facilities
- Residents lounge and secure communal parking
- Spacious living room
- Fitted kitchen with appliances
- No onward chain
- 125 Lease 1st November 2016. Ground rent currently £889.36 next review 1st November 2030.
- Service Charge - £5,532.84 - next review 31st May 2026

The Location

Ideally located just off of the town centre with access to all amenities and transport links. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

Approximate Gross Internal Area 731 sq ft - 68 sq m



First Floor

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