



1 The Quadrangle Kings End, Bicester, OX26 6HZ
Guide Price £255,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

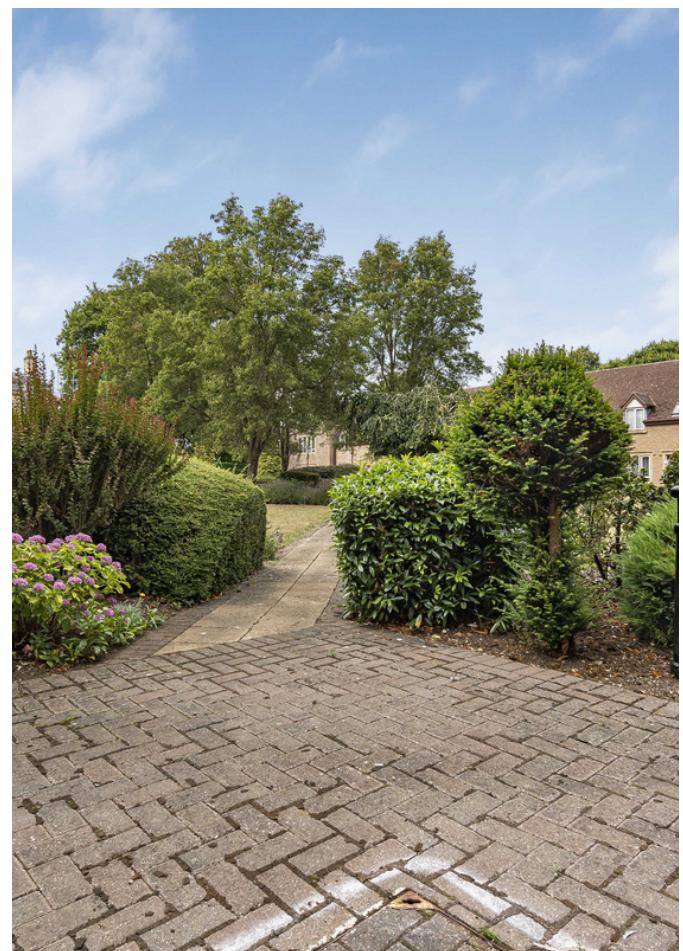
A spacious and well designed first floor retirement apartment, in the grounds of a fine period manor house. This attractively presented and well maintained property, enjoys attractive views over the grounds and gardens. Accommodation comprises a large hall, a dual aspect kitchen, a shower room and two double bedrooms. As well as having its own front door there is a straight flight of stairs. The property benefits from a 24 hour pull cord system.

MATERIAL INFORMATION

A purpose built two bedroom, first floor retirement apartment. Mains electricity, water and drainage are connected, not gas. Broadband according to Ofcom all broadband speeds up to and including ultrafast are available. Mobile phone availability according to Ofcom, all providers are likely to have coverage indoors with the exception of EE where coverage is stated to be limited. Outdoors all listed providers are likely to have average for both voice and data. The property is Leasehold with a 999 year lease, commenced in 1990. The current annual service charge, we are informed is £4,032 pa. There is a provision on the sale of the property that the owner will make a contribution to the sinking fund, please ask Thomas Merrifield for further details. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

The property is in within the grounds of a listed building.

Local Authority: Cherwell district Council - D. EPC - D.



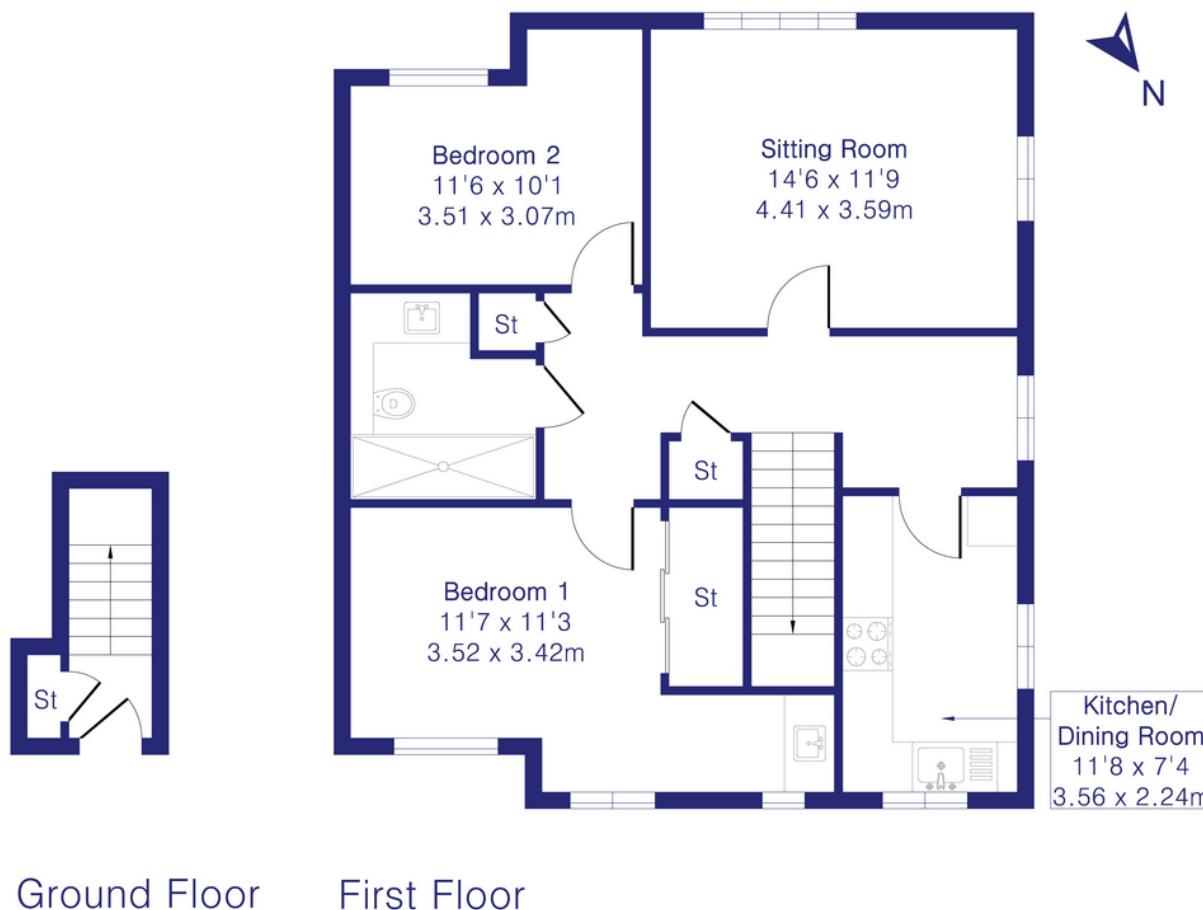
Key Features

- A two bedroom retirement apartment
- Set in the beautiful grounds of Bicester House
- Within a level 600 yard walk of the town centre
- First floor with straight flight of stairs
- Large dual aspect living room
- Two well proportioned bedrooms
- Lovely light hallway
- Secure gated environment
- Many communal amenities including parking.
- See our website for up-to-date material information.

The Location

Set in a secure gated community; within the glorious grounds of Bicester House, a fine Grade II listed property. The apartment is a short level walk from the town centre and numerous amenities, including transport links. 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 760 sq ft - 71 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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