



23 Saxon Court Wessex Way, Bicester, OX26 6AX

Guide Price £55,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious, first floor one bedroom retirement apartment, located in this highly regarded assisted living development. Situated within walking distance of the town centre shops and amenities.

Stairs and a lift from the communal entrance hall lead to the apartment on the first floor. The entrance hall has an airing cupboard with the large bathroom and wet room on your left, ahead of you is the double bedroom with a fitted wardrobe. The bright dual aspect sitting dining room is to your right with the fitted kitchen off it.

Assisted living means there is 24 hour site staffing, numerous activities available and the provision of lunch at a reasonable cost, available to the clients. No onward chain.

The development also benefits from extensive communal facilities to include; a guest lounge with many social events should you wish to partake, a discounted restaurant, one hour's assistance a week and guest rooms. Outside the parking for both guests and residents is on a first come first served basis with no allocated parking spaces and there are attractive communal gardens. The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile - According to Ofcom there is good outdoor and in home coverage for EE and good outdoor with variable in home coverage for O2, Three and 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. Information relating to Easements, Boundaries, Restrictions & Rights are awaited. EPC: C.





Key Features

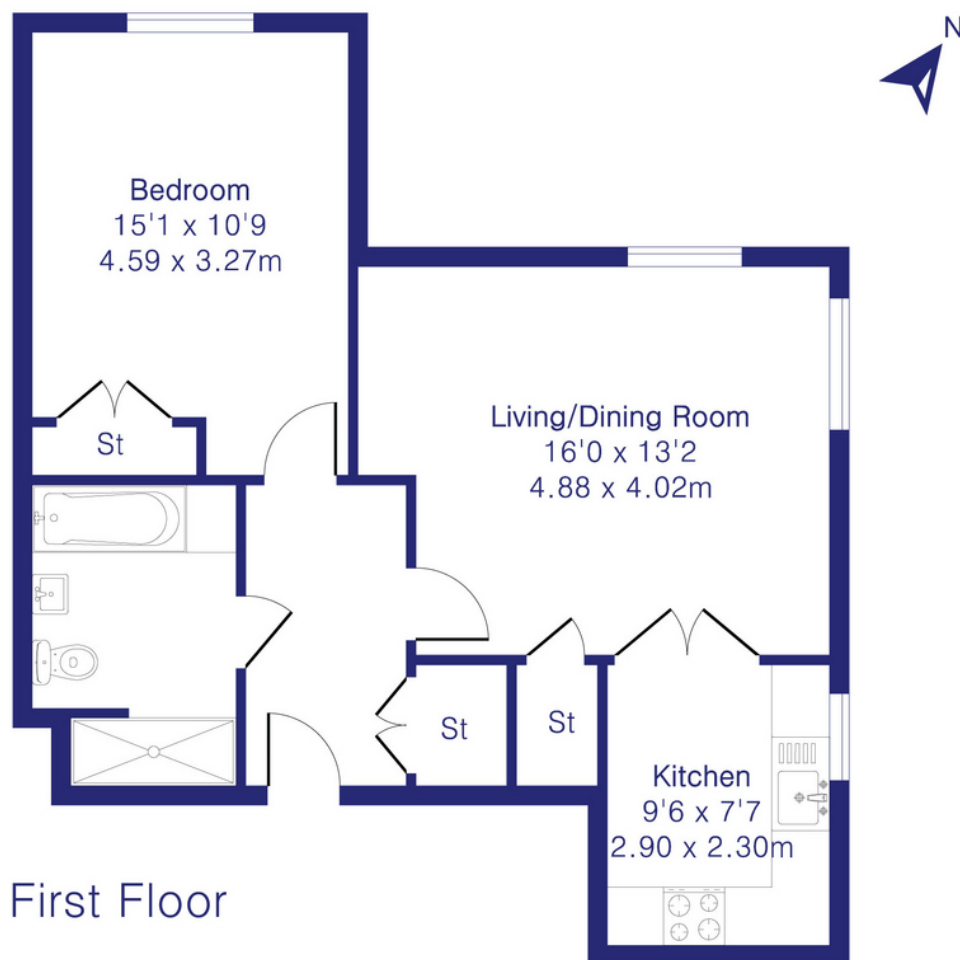
- Retirement Development
- Central Bicester
- 1 Hour of Domestic Work Done for You/Week
- 24 Hours call Assistance
- Communal Guests Lounge
- Discounted Restaurant
- Lease Length 125 Years from Feb 2001. Years Remaining 99
- Ground Rent £725.24 pa
- Service Charge £9,152.79 pa
- Electric Heating

The Location

Local Shops 0.1m
 Bicester Market Square 0.1m
 Bicester North Station (London Marylebone approx. 43m)
 0.6m
 Bicester Village Station (London Marylebone from 44 mins,
 Oxford 14 mins) 0.3m
 Manorsfield Road Bus and Coach Station to Oxford,
 Buckingham, Milton Keynes and Cambridge 0.6m



Approximate Gross Internal Area 599 sq ft - 56 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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