



Flat 22, Hometree House London Road, Bicester, OX26 6BP

Guide Price £100,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A two bedroom, first floor retirement apartment in the original building part of Hometree House, specifically for the over 60's. No onward chain. This property is centrally and quietly located with an outlook to the town from the light bright living room. The flat is approached by a lift and a short flight of stairs. There is an entrance hall, good sized sitting room a kitchenette, two bedrooms and a shower room. Hometree House offers communal facilities both indoors and out with pretty gardens and parking on a first come, first served basis. Viewing highly recommended.

MATERIAL INFORMATION

A two bedroom first floor apartment for the over 60's in the older part of Hometree House. Mains water, drainage and electricity are connected. Broadband - Ofcom states - Standard and Superfast broadband are available. Ultrafast is not. Predicted Mobile phone availability - Ofcom data suggests - EE and Three good outdoor and in home, Vodafone and 02 good outdoor and variable in home. Leasehold details - original Lease 99 years from 1986. Service charge at 2025 - £6,519.82 per annum. Ground rent - £547.58 per annum.

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.

The property is located in a conservation area.

Local Authority: Cherwell District Council - B. EPC - F.





Key Features

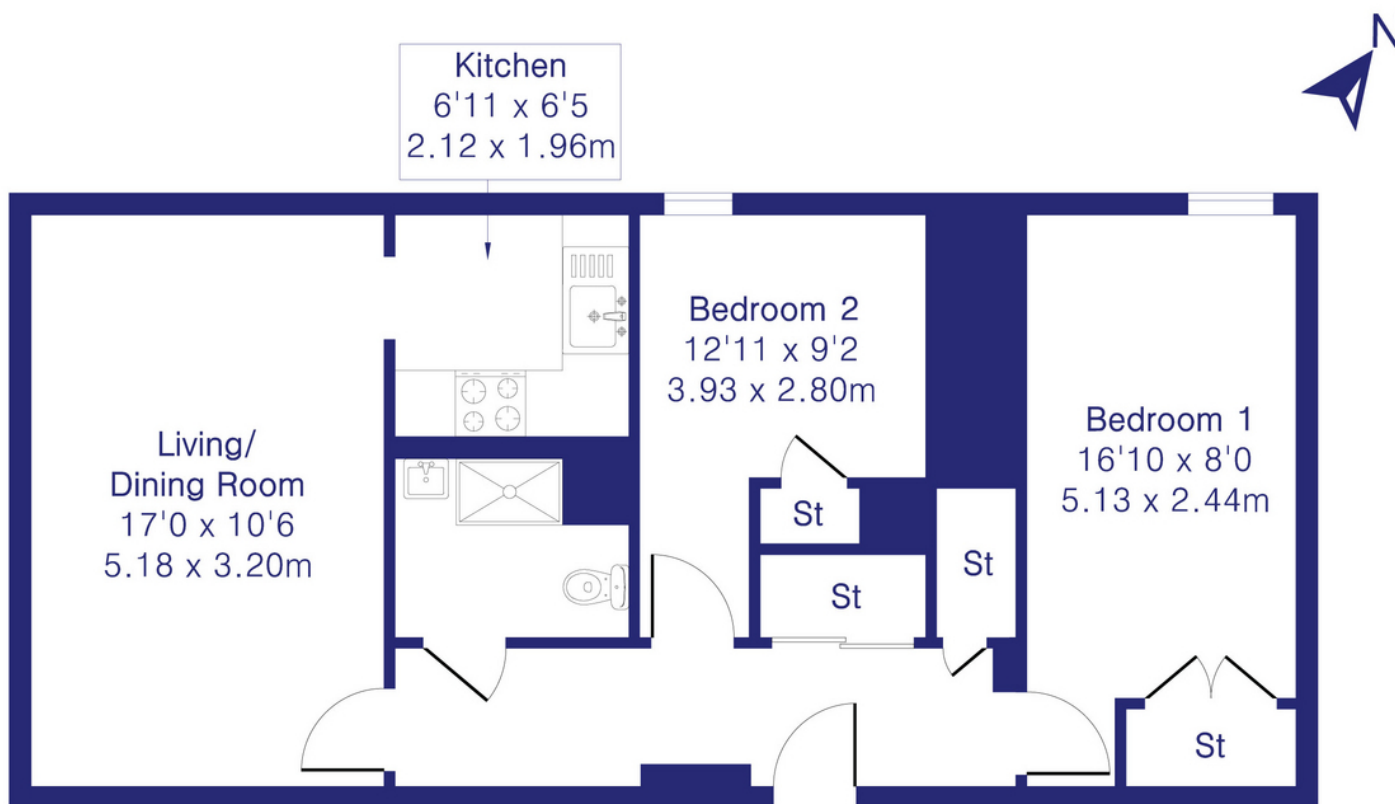
- Two bedroom first floor retirement apartment
- Outlook towards the town
- Light bright living room
- Electric heating
- Communal sitting room and dining area
- Communal gardens
- Parking on first come, first serve basis
- Centrally located a level walk from stations and town centre
- No onward chain
- See our website for up-to-date material information.

The Location

Ideally located in a super central spot, yet set back from the road and overlooking pretty gardens. 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 640 sq ft - 59 sq m



Second Floor

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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