



6 Buckingham Court, Bicester, OX26 6ED

Guide Price £250,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractively presented, two double bedroom, first floor apartment with allocated parking. No onward chain. This light and spacious property offers a large sitting room, a well proportioned kitchen with fitted appliances, two excellent bedrooms and a smart bathroom. There is gas fired central heating and double glazing. The property has allocated parking.

Buckingham Court Management Company owns the Lease. Each flat is allocated one share of the company (nominal value) and has one representative on the Company Management Committee. Expenditure is decided by the committee who meet annually to agree repairs and maintenance for the following year, which sets the following years Management fees. Generally the annual charge is £800 - £1,000 pa.

MATERIAL INFORMATION

Purpose built first floor flat, traditionally constructed. The property is connected to mains electricity, gas, water and drainage. Gas fired heating to radiators. Broadband - Ofcom states - that all broadband speeds up to and including Ultrafast are available. Mobile phone coverage - according to Ofcom - there is likely to be good coverage outdoor and in home for both 02 and Vodafone, EE and Three are both likely to be good outdoor and variable in home.

Local Authority: Cherwell District Council - C. EPC - C





Key Features

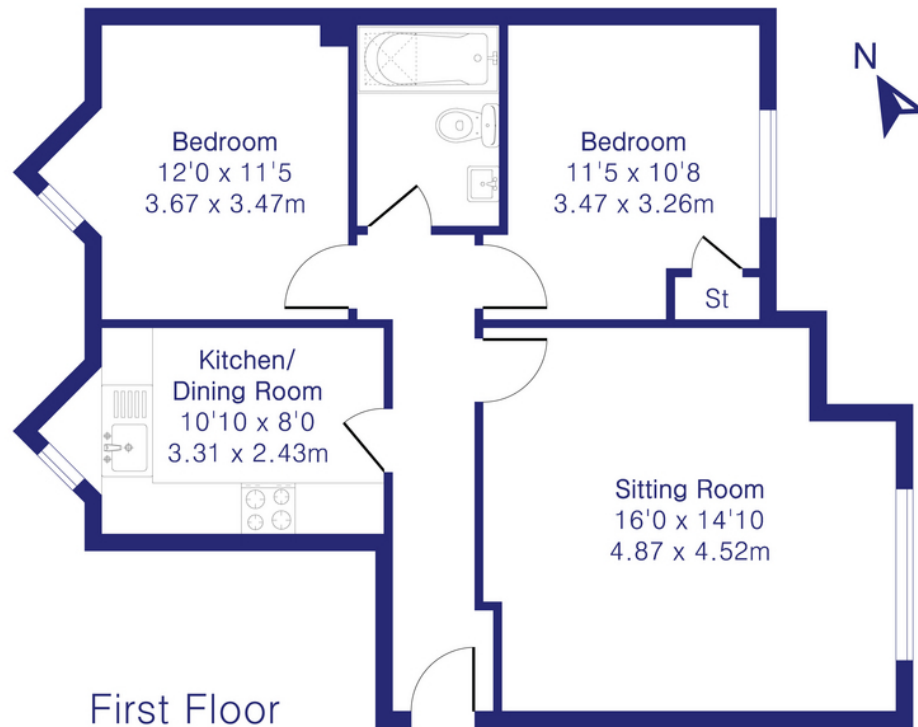
- First floor flat
- Two double bedrooms
- Separate kitchen and living area
- Sold with share of Freehold
- No onward chain
- Allocated parking
- Convenient to amenities
- Within half a mile of Bicester North Station
- Viewing highly recommended

The Location

Enjoying an excellent location within easy reach of Bicester North Station, a local parade of shops, local schools and within approximately three quarters of a mile of the town centre. 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 677 sq ft - 63 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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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