



Hometree House London Road, Bicester, OX26 6BP

Guide Price £105,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super one bedroom, first floor retirement apartment, significantly improved and in an excellent central location. No onward chain. The property has a generous living room with windows overlooking pretty communal gardens and a well proportioned bedroom. Both the kitchen and the shower room have been refurbished. Hometree House has a range of communal facilities, there is a lift and this property benefits from a lease with approximately 87 years remaining.

MATERIAL INFORMATION

A one bedroom first floor flat, in a purpose built retirement development. The property is connected to mains electricity, water and drainage. Heating is electric.

Broadband - according to Ofcom - standard and superfast broadband is available.

Mobile phone coverage - according to Ofcom - there is likely to be availability for EE, Three, 02 and Vodafone.

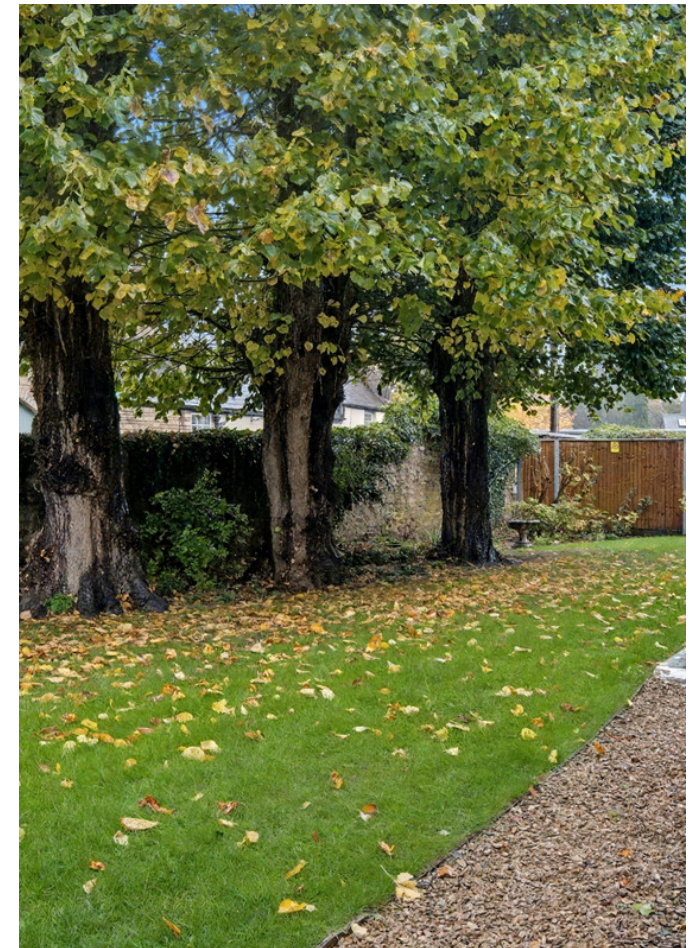
Lease details - 125 years from 1987, therefore at this time 87 years remaining. Ground rent - £480.54. Annual service charge - £4,889.88.

Parking - There are parking spaces at the development on a first come, first serve basis.

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.

We understand that on sale 1% of the price originally paid is payable to the Management Company.

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



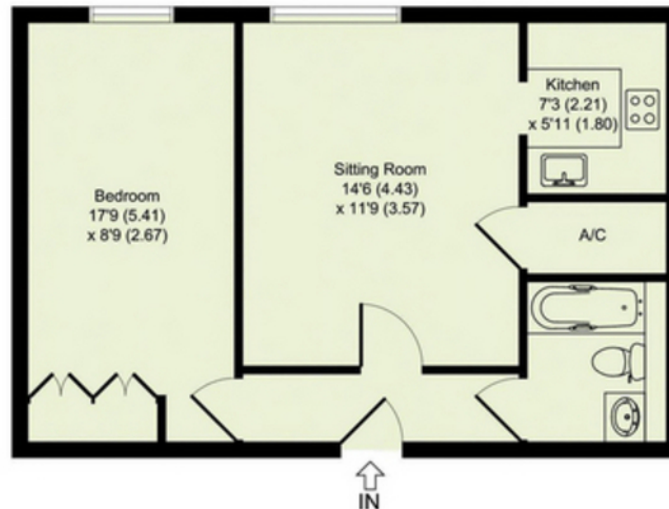
Key Features

- Attractive one bedroom retirement apartment
- First floor with lift
- Excellent central location
- Overlooking pretty communal gardens
- Generous sitting room
- Well proportioned bedroom
- Communal gardens
- No onward chain
- See our website for up-to-date material information.

The Location

Located a stones throw from the Market Square and within easy reach of all Bicester's facilities. 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.

APPROX. GROSS INTERNAL FLOOR AREA 474 SQ FT / 44 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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