



Linden Lodge Linden Road, Bicester, OX26 6GE

Guide Price £290,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



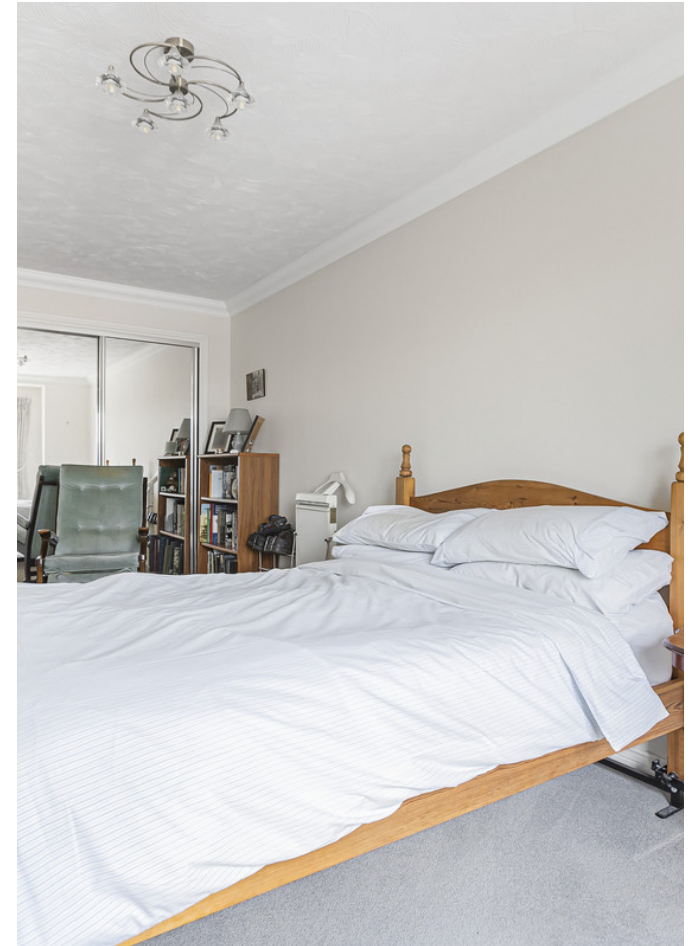
The Property

A first floor flat with two double bedrooms in this popular purpose built retirement block. Ideally located in central Bicester a 'stones throw' from the shops and amenities. From the communal hall take either a lift or stairs up to the first floor, the property is at the end of the hall. The entrance hall has three very handy and good size store cupboards. The sitting room is dual aspect with French doors and a Juliette balcony, and the fitted kitchen is off the sitting room. The two spacious double bedrooms, one with fitted wardrobe and there is a shower room. Outside there are communal gardens and parking allocated on a 'first come first served' basis. Built only 8 years ago by a specialist retirement developer Churchill. The property is situated in a lovely central, yet quiet location. Communal facilities at Linden Lodge are excellent, they include a light bright lounge and a super guest suite. There is a great communal atmosphere and lots of activities ranging from coffee mornings to bingo.

MATERIAL INFORMATION

The property is connected to mains; electricity, water and drainage. Broadband - according to Ofcom - Super and Superfast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom - there is good coverage outdoor and variable indoor for EE, 02 & Vodaphone and good coverage outdoor for Three (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 Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. There is communal parking available. There is a store adjacent to the entrance to Linden Lodge, suitable for mobility scooters/mobility aids. Local Authority: Cherwell District Council - D. EPC - B





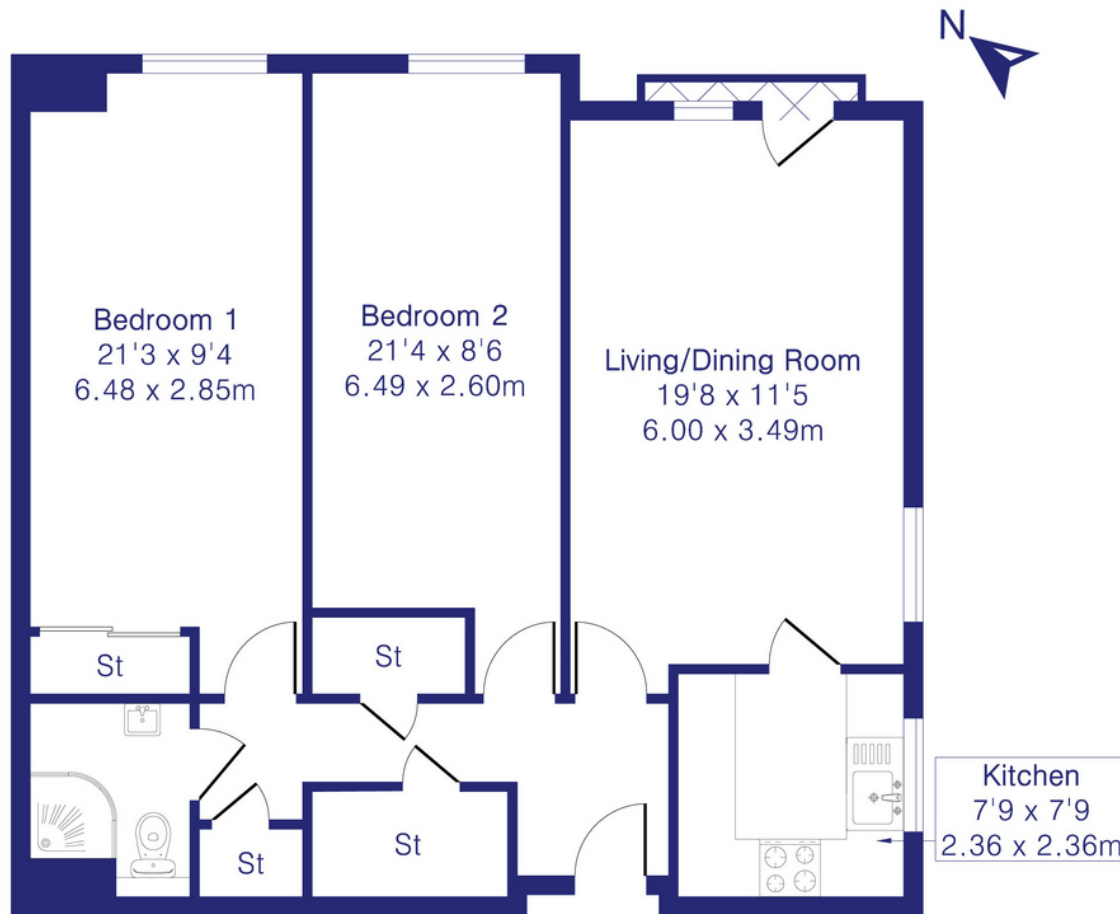
Key Features

- Two Double Bedrooms
- Dual Aspect Sitting Room
- Fitted Kitchen
- Fitted Wardrobes
- Good Storage
- Shower Room
- Electric Heating
- Communal Gardens
- Lease Length 99yrs from 2021
- Management Charge £5437.12 pa, Ground Rent £889.36 pa

The Location

Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities.

Approximate Gross Internal Area 824 sq ft - 77 sq m



First Floor

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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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