



5, Building 32, The Parade, Bicester, OX27 8AD

Guide Price £375,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious and attractive single storey residence, located in the exclusive garden quarter. The property offers a wonderful open plan living space with a high vaulted ceiling and an abundance of light. The kitchen is well designed with space for a breakfast table and a range of fitted appliance. Both bedrooms are comfortable doubles and there is a smartly fitted bathroom. In addition to this there is a storage area and a cloakroom.

Enjoying a tucked away position near to the former parade ground within the garden quarter.

MATERIAL INFORMATION

A two bedroom, single storey property current use dating from 2014, when it was probably converted. Mains; electricity, gas, water and drainage are connected. Heating; gas fired boilers from radiators. Broadband - predicted to have both standard and ultrafast (not superfast). Mobile phone coverage - predicted mobile phone availability is as follows. Likely coverage EE, 02 and Vodafone - good outdoors. Three likely to be good outdoor and variable in home.

Lease details - 175 year lease from 2014. Ground rent - £200 pa. Current service charge - approximately £1,500 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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

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





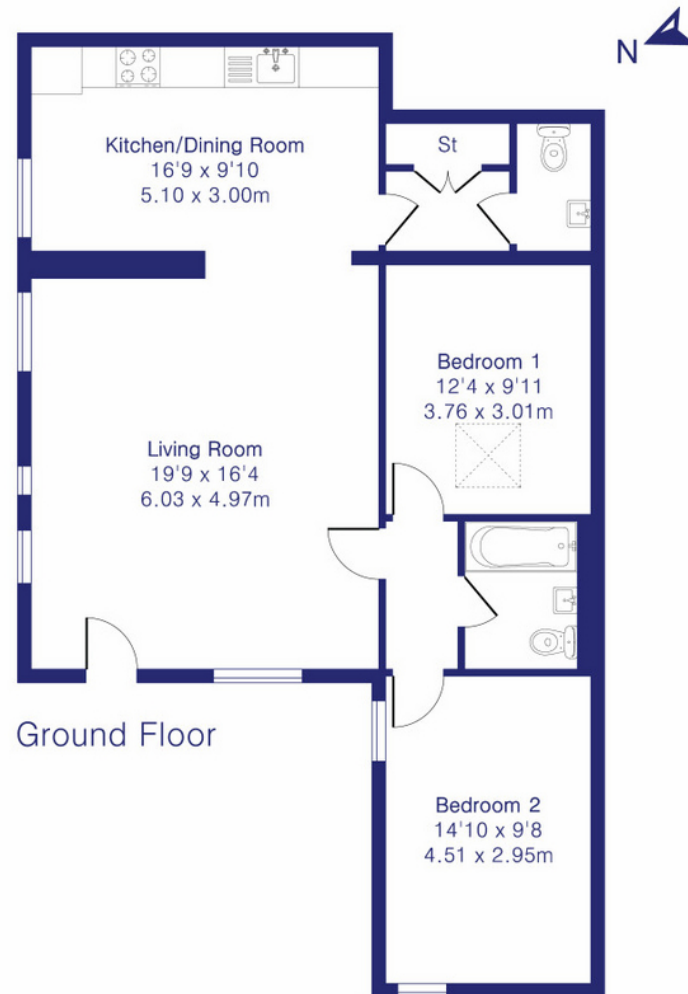
Key Features

- Unique single storey property with two double bedrooms
- Wonderful light living space with vaulted ceiling
- Well designed kitchen with appliances
- Tucked away location
- Two parking spaces
- Set in acres of manicured park land
- No onward chain
- Management Charges
- See our website for up-to-date material information.

The Location

The Garden Quarter is a highly desirable parkland setting with a truly unique feel. The Garden Quarter lies just to the north of Bicester. 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 918 sq ft - 85 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

THOMAS
MERRIFIELD
SALES LETTINGS