



Asking Price £185,000 Leasehold

1 Bedroom, Apartment - Retirement

3, Linden Lodge Linden Road, Bicester, Oxfordshire, OX26 6GE



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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Linden Lodge

Linden Lodge is a delightful development of 42 one and two bedroom retirement apartments located in the historic market town of Bicester, approximately 12 miles north east of Oxford. The historic shopping streets of Sheep Street and Market Square, boast a range of local and national retailers, together with Cafés and restaurants, while the nearby Pioneer Square is home to a large supermarket, a cinema and various other smaller outlets.

Situated in a convenient location behind the main shopping high street of Sheep Street, Linden Lodge is close to all amenities needed on a daily basis – all within a short walk. Less than a mile from the development you will find the famous Bicester Village, a designer outlet shopping centre. Garth Park is close by and is a magnificent open space with award winning formal gardens and a traditional bandstand.

Local transport is excellent with regular and easy access to the M40. The nearby train station provides links into London and across the UK network.

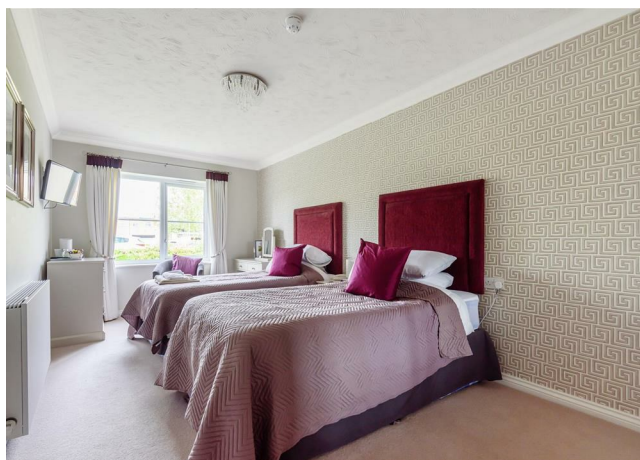
The Lodge Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Linden Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Linden Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Linden Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this one bedroom ground floor apartment with patio and garden views. The property offers spacious accommodation and is presented in fantastic order throughout.

The Kitchen is accessed via the Lounge with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4-ring electric hob with extractor hood over, a fridge, a freezer and washing machine. A window allows for light and ventilation.

The lounge is a good-size and offers plenty of space for living and dining room furniture. A door leads to a patio that overlooks the communal gardens.

The Bedroom is a good-size double with a built-in mirrored wardrobe. There is plenty of space for additional furniture if required.

The Shower room offers a curved shower with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this lovely apartment is a useful storage cupboard located off the hallway.

Call us today to book your viewing at Linden Lodge!



# Features

- One-bedroom ground floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Super efficient Ground Source Heating
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country



# Key Information

Approximate Area = 519 sq ft / 48.2 sq m  
For identification only - Not to scale

Service charge (Year Ending 31st May 2025):  
£3,612.94 per annum.

Ground rent: £818.22 per annum. To be reviewed in  
November 2030.

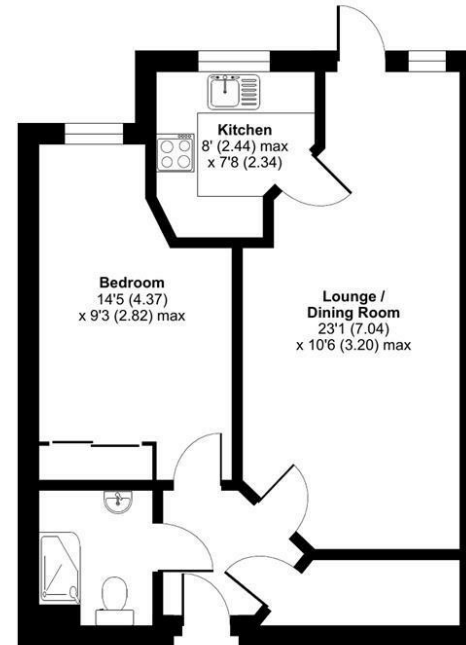
Council Tax: Band C

125 year Lease commencing November 2016

Please check regarding Pets with Churchill Estates  
Management. Any consents given in relation to pets  
are subject to the terms of the lease and any further  
rules and regulations made by Churchill Estates  
Management.

Service charges include: Careline system, buildings  
insurance, water and sewerage rates, communal  
cleaning, utilities and maintenance, Ground Source  
Heating for the apartment, garden maintenance, lift  
maintenance, Lodge Manager and a contribution to  
the contingency fund.

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.



EPC Rating: B

 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1181450

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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