



Asking Price £300,000 Leasehold

2 Bedroom, Apartment - Retirement

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



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

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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.



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Property Overview

****TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT****

Welcome to Linden Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom second floor apartment. The property is presented in good order throughout and is conveniently located near the lift and stairs providing easy access.

The Kitchen is accessed via the Living Room with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, washing machine, fridge and freezer.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. Two large windows provide lots of natural light.

Bedroom One is a generous double room with a built-in mirrored wardrobe. A large window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized room that could also be used as a separate dining room, study or hobby room.

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

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

Call us today to book your viewing at Linden Lodge!



Features

- Two bedroom second floor 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
- Landscaped gardens



Key Information

Service charge (Year Ending 31st May 2025): £5,437.13 per annum.

Ground rent: £889.36 per annum. To be reviewed in November 2030.

Council Tax: Band D

125 year Lease commencing November 2016

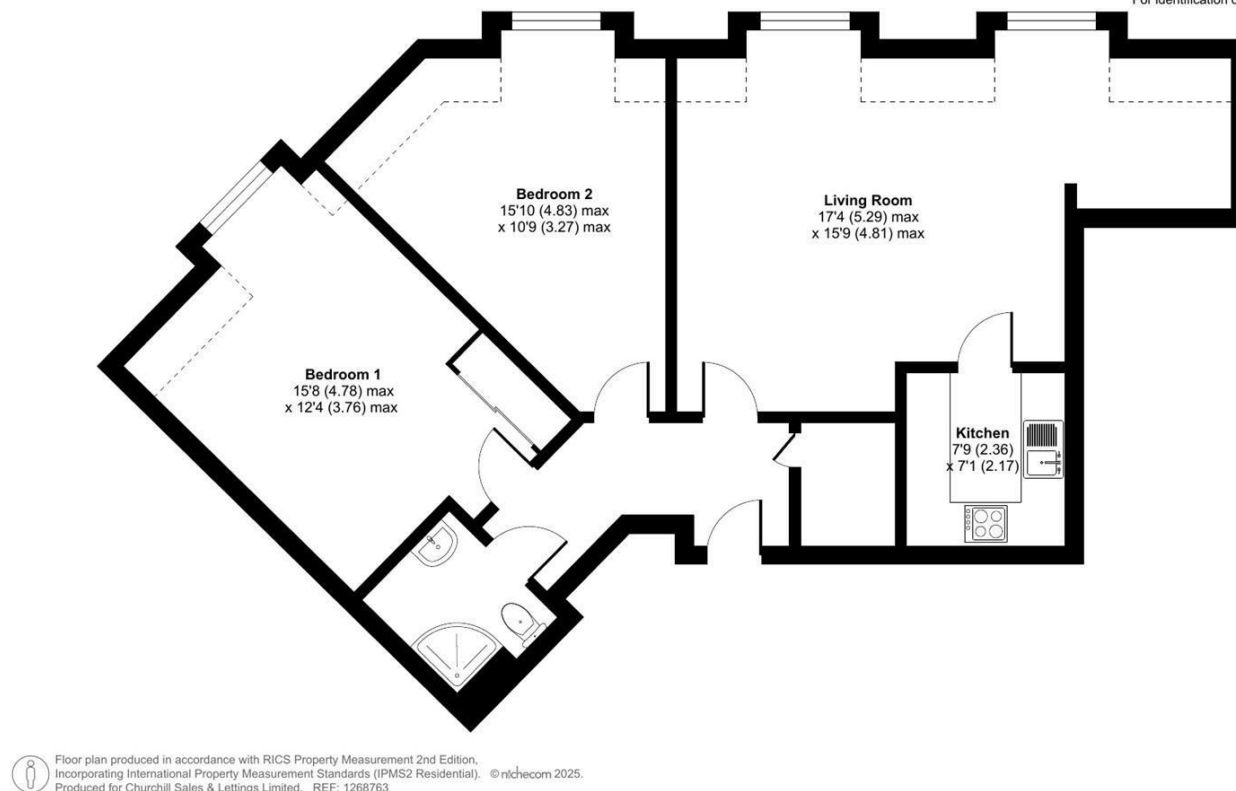
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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

Approximate Area = 845 sq ft / 78.5 sq m
Limited Use Area(s) = 67 sq ft / 6.2 sq m
Total = 912 sq ft / 84.7 sq m
For identification only - Not to scale



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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