



13 Tancred Grove, Ambrosden

Bicester



Fixed Price £290,000



13 Tancred Grove

Ambrosden, Bicester

IMS Property Group is delighted to present this beautifully appointed two-bedroom apartment, ideally positioned within the prestigious Graven Hill development.

Set within an exclusive block of just five homes, this first-floor apartment offers a rare opportunity to enjoy contemporary living in a peaceful and well-connected location. The building is quiet, exceptionally well-maintained, and benefits from a secure entry system – perfect for those seeking both comfort and peace of mind.

Step inside to a light-filled, thoughtfully designed interior that effortlessly blends style with functionality. The spacious open-plan living and dining area is the heart of the home, flooded with natural light and enhanced by a Juliet balcony – perfect for enjoying fresh air and pleasant views. The seamless flow continues into a high-specification kitchen, complete with integrated appliances and sleek modern finishes that make everyday living a pleasure.



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The apartment features two generously sized double bedrooms, including a principal suite with a luxurious en-suite shower room. A second well-appointed family bathroom adds flexibility for guests or sharers, while high-quality flooring and tasteful décor throughout enhance the sophisticated ambiance.

Additional highlights include:

- One allocated parking space
 - security intercom system
 - Secure, well-maintained communal areas
 - Covered bike storage and dedicated bin area
 - Excellent energy efficiency and low-maintenance living
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- Popular development of Graven Hill
 - 2 bedroom First floor apartment
 - Generous open-plan living space with Juliet balcony
 - en suite bathroom and seperate family bathroom
 - Ideal for professionals
 - Contemporary kitchen with integrated appliances
 - secure entry system



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Graven Hill is one of Oxfordshire's most desirable and innovative residential communities, known for its forward-thinking design, abundant green space, and strong community feel. Residents benefit from excellent local amenities and unrivalled transport connections, with Bicester Village, Bicester Town Centre, and both Bicester North and Bicester Village train stations just minutes away. The M40 is also within easy reach, providing fast links to Oxford, London, and beyond.

Whether you're a professional looking for a peaceful retreat, a downsizer seeking convenience and comfort, or an investor searching for a high-demand rental opportunity, this outstanding apartment ticks every box.

Key Information

Price £290,000

EPC B

Council Tax B

Tenure: Leasehold 247 years remaining

Service charge: Approx £2,136 per annum

Utilities: Electricity, Water

Central heating: Electricity

Parking: allocated parking space

Broadband estimated speed: 1800 mbps superfast fibre

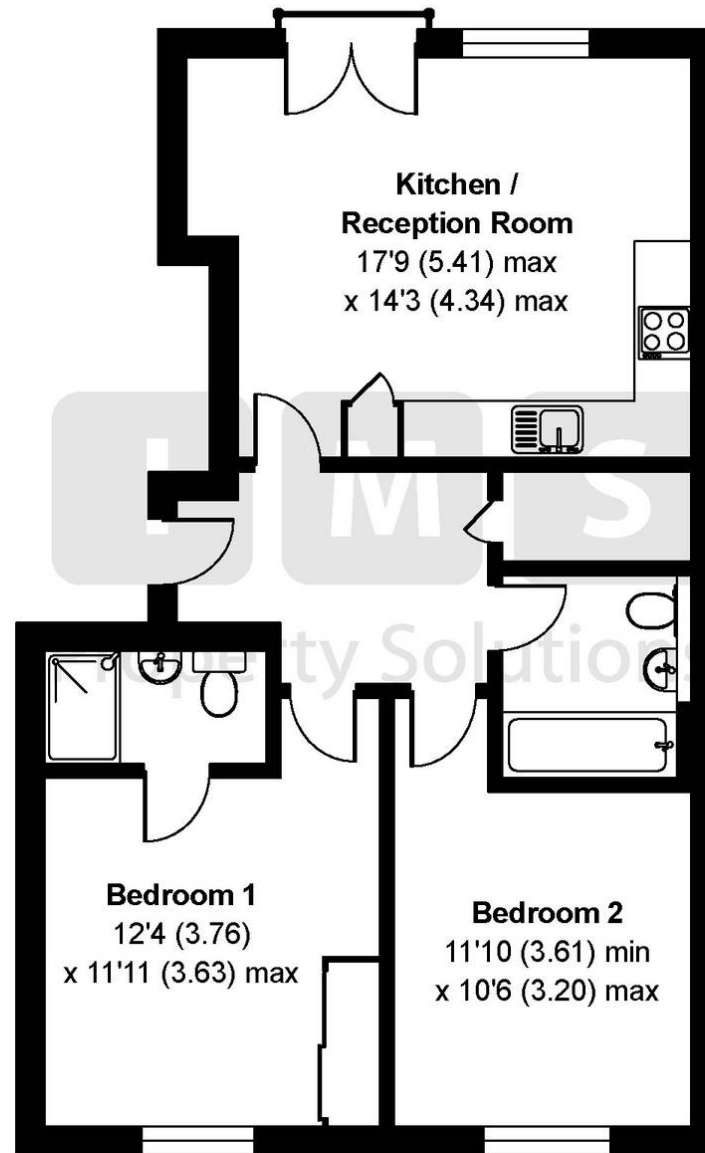
Mobile coverage: Please see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Flood risk: Rivers and Seas - very low, Surface water - very low

Tancred Grove, Ambrosden, Bicester, OX25

Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for IMS Property Solutions. REF: 1321675



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