



Connells

Linden Lodge, Linden Road
Bicester



Property Description

Situated with close access to the town centre, Linden Lodge is close to all amenities needed. This one-bedroom 2nd floor apartment, sold with no onward chain, offers spacious living within a secure environment.

The building is supplied with ground source heating, and the apartment boasts a fitted kitchen with integrated appliances, living/ dining room, bedroom with built in storage and a shower room.

Linden Lodge has been designed with safety and security at the forefront. The apartment benefits from a emergency Careline system, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Integrated intruder alarm, secure video entry system and fire and smoke detection systems throughout both the apartment and communal areas.

Linden Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement 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.

Service charge: £3612.94 p/annum. Ground Rent £818.21 p/annum.

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.

Entrance Hall

Access to shower room, bedroom and living room, built in storage.

Living / Dining Room

18' 6" max x 10' 6" max (5.64m max x 3.20m max)

Carpet and access to kitchen.

Kitchen

7' 10" x 7' 2" (2.39m x 2.18m)

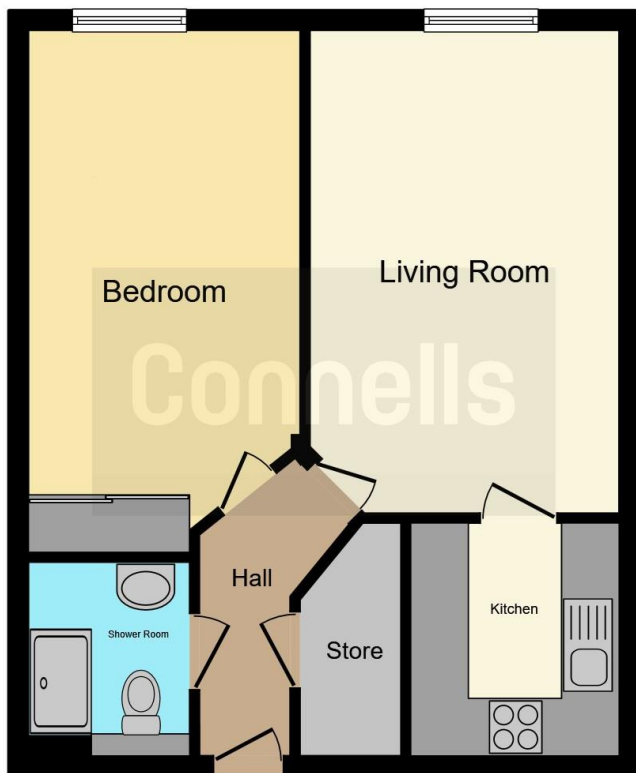
Fitted wall and base units, integrated waist high oven, four ring electric hob and extractor, a washer/dryer and a fridge and a freezer.

Bedroom

17' 6" x 9' 2" (5.33m x 2.79m)

Carpet, built in storage with mirrored sliding doors.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01869 244761
E bicester@connells.co.uk

5 Market Square
 BICESTER OX26 6AA

EPC Rating: B

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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