



**Connells**

The Gate House West Castle Street  
Upper Heyford Bicester



# The Gate House West Castle Street Upper Heyford Bicester OX25 5BX

**For Sale**  
**£285,000**



## Property Description

This beautifully presented first-floor, two double-bedroom apartment is situated in the heart of Heyford Park, offering modern living with convenience and style.

The open-plan kitchen and living area is the centrepiece of the home, finished to a high standard with sleek fittings and ample space for both relaxation and entertaining. The living area opens onto a private balcony, providing stunning views of the central green space - a perfect spot to unwind.

Both bedrooms are generously sized doubles, with the main bedroom benefiting from an en-suite for added luxury. A well-appointed family bathroom serves the second bedroom and guests, ensuring comfort for all.

The property includes allocated parking and is ideally located close to local amenities and schools, making it an excellent choice for professionals, couples, or small families looking for a vibrant community setting, with access to Heyford train station, or alternatively, Bicester is located approximately 6 miles away, with its wealth of amenities and both Bicester Village and Bicester North train stations.

## Entrance Hall

Textured laminate floor, double door storage cupboard. Access to all rooms.

## Open Kitchen and Living Area

Textured laminate flooring, kitchen with granite worktop, wall and base units, built-in AEG oven, induction hob, extractor hood, dishwasher, washer / dryer, fridge freezer. Continued flooring through the living diner area, patio doors to balcony with parkland views.

## Bedroom One and En-Suite

Double bedroom, carpet, window to front of property, access to en-suite. En-suite includes shower cubicle, towel rail, W.C. basin, tiled floor.

## Bedroom Two

Double bedroom, carpet, window to front of property.

## Family Bathroom

Tiled floor, partially tiled walls, bath, W.C., basin and extractor.

## Outside Area

Allocated parking in private parking area, bike racks, bin storage area. Property accessed via security-controlled door, stairs and lift access.

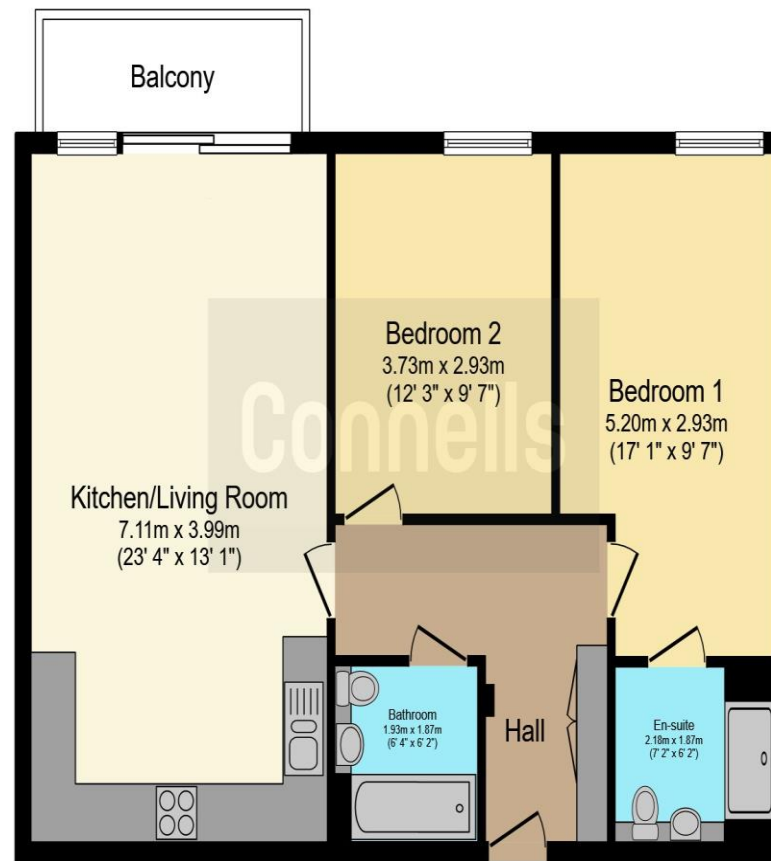
## Lease Info

£100 per month - service charge paid to Heyford Park Management (to be reviewed 04/2025).

Lease - 999 years from 22/01/2021.







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](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Leasehold

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