

Property details **approval form**

Flat 8 Hometree House, London Road, Bicester, Oxfordshire, OX26 6BP

Date: 12 December 2025

Property Ref and Version: BIC309467 - 0004

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £80,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 159 years from 01 Nov 1986.

○ Key Features

- > Energy Rating: E
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Two Double Bedroom Ground Floor Apartment
- > Sold with No Onward Chain
- > Modern Fitted Kitchen
- > Well Finished Shower Room
- > Town Centre Location
- > Communal Facilities
- > 24hr Careline System
- > Leasehold Property

○ Short Description

This charming Ground Floor Two bedroom retirement apartment offers a blend of character and modern convenience. It features a modern kitchen and bathroom, incorporating a large walk in shower, whilst benefiting from the central town location, plus the amenities Hometree house has to offer.

○ Long Description

This bright ground floor retirement apartment offers good living space, well-presented and is centrally located to the town centre, and is sold with no onward chain.

The property is a purpose built flat, originally designed and developed by McCarthy and Stone.

The layout of the property is well proportioned and ensures easy living, the kitchen has a good range of wall and base units, is linked to the spacious living area boasting high ceilings and a window to the front of the property, whilst the well finished shower room provides a walk-in shower, and both bedrooms are double rooms.

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Hometree House has a range of communal facilities, pretty gardens, and parking on a first come, first serve basis.

Located within easy reach of the town centre and all the facilities Bicester has to offer.

Bicester has exceptional road and rail links, with both Junctions 9 and 10 of the M40 accessible, the towns two railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes.

Lease details - 159 years from 1986. Ground rent - £547.60 pa. Annual service charge - £6519.82.

○ **Directions**

○ **Agents Note**

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○ Room Description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Carpet, access to living area, bedrooms and shower room. Door to airing cupboard with insulated tank

Living Area

Carpet, window to front, access to kitchen, emergency pull cord and door entry system

Kitchen

Partly tiled and fitted with range of wall and base cupboards. Fitted electric cooker. Power points, and space for refrigerator and freezer

Bedroom One

Double bedroom, carpet, built in wardrobe, storage heater, power points, emergency pull cord

Bedroom Two

Double bedroom, carpet, built in wardrobe, storage heater, power points, emergency pull cord

Shower Room

Suite comprising shower cubicle, emergency push button, WC with low level flush, vanity unit with inset sink, extractor fan, towel rail

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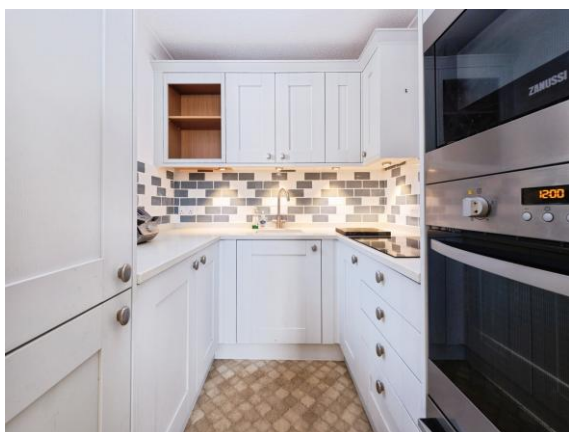
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○ Property Images



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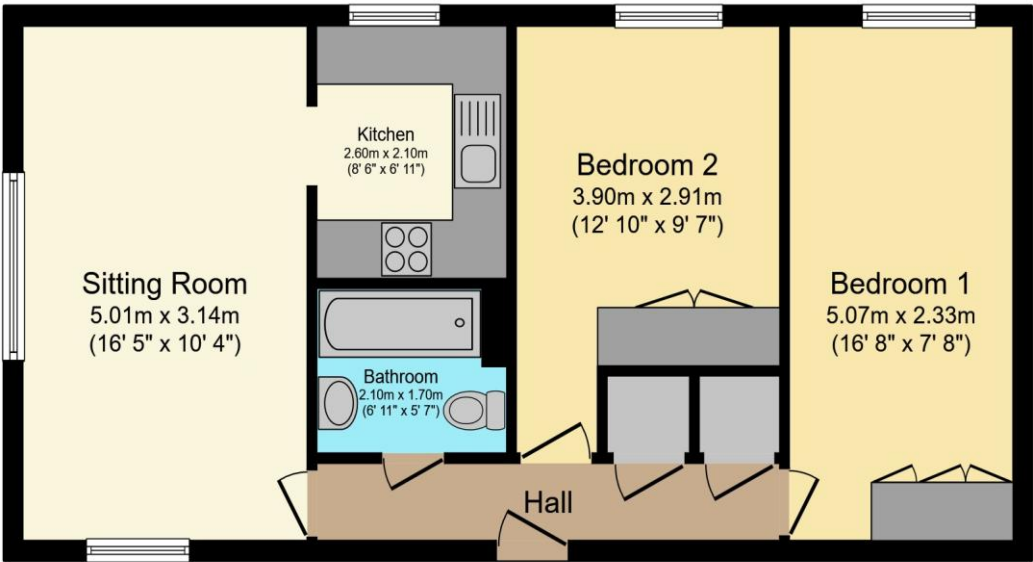
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Property Images

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Floor Plan



Total floor area 57.9 m² (623 sq.ft.) approx
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.propertybox.io



Approval

Signature		Date
Kevin Warman		
Mrs K. Dunne		