



Hometree House London Road  
Bicester



### Property 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.

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.

### 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

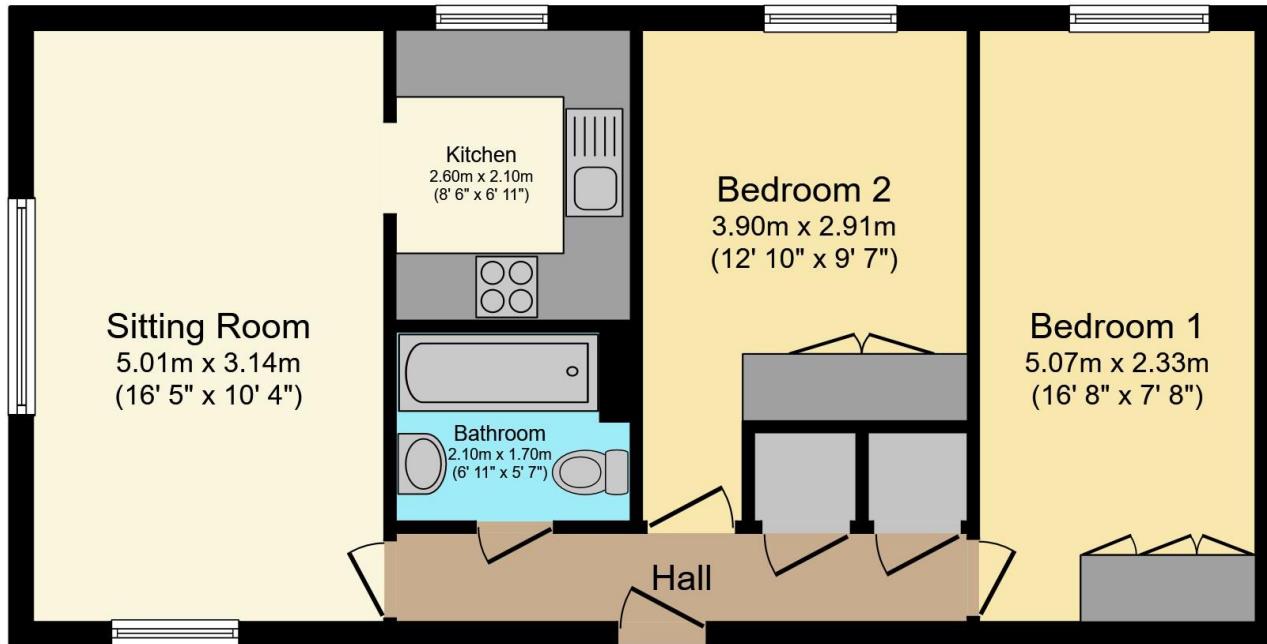
### **Bedroom Two**

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





Total floor area 57.9 m<sup>2</sup> (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](http://www.propertybox.io)

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To view this property please contact Connells on

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5 Market Square  
 BICESTER OX26 6AA

EPC Rating: E  
 Council Tax  
 Band: B

Service Charge:  
 6519.82

Ground Rent:  
 547.60

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BIC309467](http://connells.co.uk/Property/BIC309467)**

This is a Leasehold property with details as follows; Term of Lease 159 years from 01 Nov 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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