

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**3 Bicester House, Just off The Town Centre,
King's End, Bicester, Oxfordshire. OX26 6DT**

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

3 Bicester House, King's End, Bicester. OX26 6DT



Elegant One Bedroom Apartment in this Prestigious Retirement Manor House Conversion

LEASEHOLD

£ 179,950

- ❖ Communal Porch, Reception Hall with Grand Staircase
- ❖ Communal Lounge, Sun Terrace
- ❖ Communal Grounds
- ❖ Guest Bedroom Suite (available at nominal rent)
- ❖ Shared Entrance Lobby
- ❖ Apartment Hall
- ❖ Shower Room
- ❖ Kitchen
- ❖ Sitting Room with fireplace
- ❖ Bedroom
- ❖ Parking

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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GENERAL COMMENT:

This property forms part of what was an award-winning development at the time of conversion from a manor house to a retirement living complex. The properties in the old manor itself, as this one is, are both more spacious and prestigious than those built in the grounds. The property is located within easy walking distance of the town centre with all its amenities and shopping facilities. Like all properties of its type it is subject to maintenance charges for upkeep staffing and insurance.

GRAND COMMUNAL ENTRANCE:

Through the main front door sited in the pillared porch and with the original grand staircase to the first floor.

SHARED LANDING:

Providing access to the back staircase from the main grand landing and also to flat 3 alone.

Apartment: (In order of room layout).

HALLWAY:

Plain plaster tall ceiling, radiator, two sets of double cupboards, head height shelf.

BEDROOM: 11'10 increasing to 12'4 x 10'0.

Side aspect period sash window, plain plaster tall ceiling, exposed beam, radiator, two built in double wardrobes, TV/FM point.

SHOWER ROOM: 9'6 x 4'10.

Plain plaster tall ceiling, extractor fan, vinyl flooring, radiator, large shower enclosure with thermostatic shower, close coupled wc, bidet, pedestal wash hand basin.

KITCHEN: 14'9 x 7'2.

Side aspect period sash window, plain plaster tall ceiling, exposed beam, airing cupboard enclosing boiler. Range of base and wall units with laminate worktops and tiled surrounds, fan oven/grill, four ring ceramic electric hob, 1½ bowl sink, spaces for fridge and freezer.

SITTING ROOM: 17'11 x 12'9.

Side and rear aspect period sash windows, exposed beam, coving, plain plaster tall ceiling, two radiators, TV/FM point, cast iron fireplace (refer to photograph).

Communal Grounds:

There are formal gardens to the rear and side of the property, a fishpond in the middle of the quadrangle which is which lies in front of the communal sun terrace.

Communal Facilities:

There is a guest room available (subject to booking) for a nominal fee for those wanting to have visitors seeking to stay overnight.

Key Facts for Buyers:

EPC Rating D (59)

Council Tax Band D
(approx. £2,170 per annum).

Lease Details:

999 year lease from 16 April 1992 at an initial service charge of £75.96 per month. Service charge proportion is 3.7039% (subject to variation within Clause 8). There is a deferred service charge proportion of 0.5%.

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Main Entrance Porch



Main Entrance Hall



Apartment Hallway



Main Landing



Apartment Sitting Room



Apartment Sitting Room



Sitting Room Fireplace



Apartment Kitchen

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Apartment Kitchen



Apartment Bathroom



Apartment Bedroom



Apartment Bedroom



Apartment Bedroom



Communal Grounds to the Rear



Communal Grounds to the Rear

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Main Entrance & Front Lawns



Communal Sun Terrace

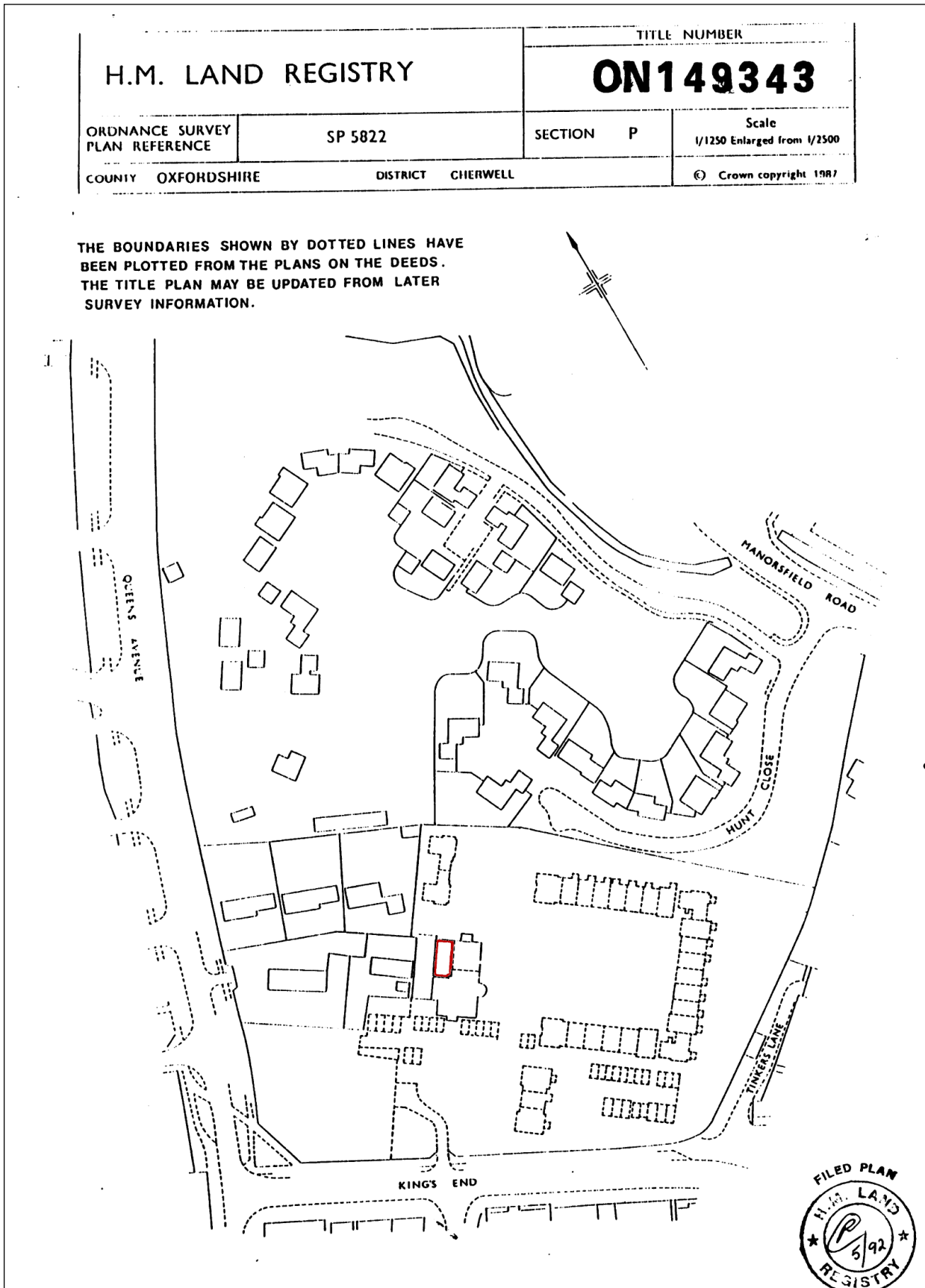
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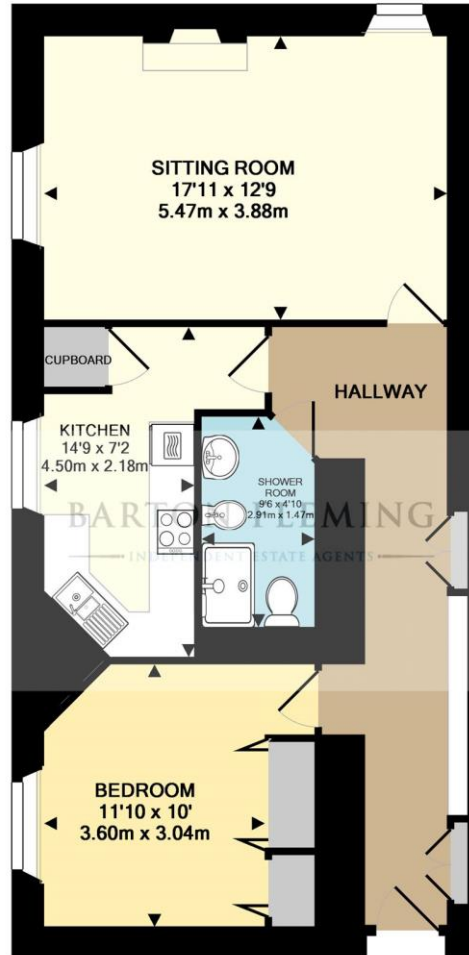
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TOTAL APPROX. FLOOR AREA 699 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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