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# Orchard Lane

Garden Quarter, Caversfield, OX27 8AH

Guide Price £244,990
Leasehold

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Council Tax: B





# 1 The Officers Mess Orchard Lane

Garden Quarter, Caversfield, OX27 8AH

## Guide Price £244,990







- First floor maisonette apartment
- Excellent order throughout
- Set in 23 acres of grounds
- Allocated parking space
- No onward chain
- Gas central heating
- Shower room and cloakroom
- Open plan kitchen/living room
- Ground rent of £150 per annum
- Maintenance charge of £2400 per annum



A stunning first floor maisonette with its own private access and allocated parking, offered to the market with no onward chain. The property is set in 23 acres of parkland on the Garden Quarter heritage site, formerly the domestic quarters of RAF Bicester.

The apartment comprises of an entrance hall, cloakroom, well equipped kitchen with built-in appliances open plan to the dining and living areas. The separate well-proportioned bedroom benefits from a large double wardrobe and en-suite shower room walk in double shower.

The flooring is mainly engineered oak with tiling in the bathroom and cloakroom. Heating is via gas central heating and this property benefits a loft space for additional storage.

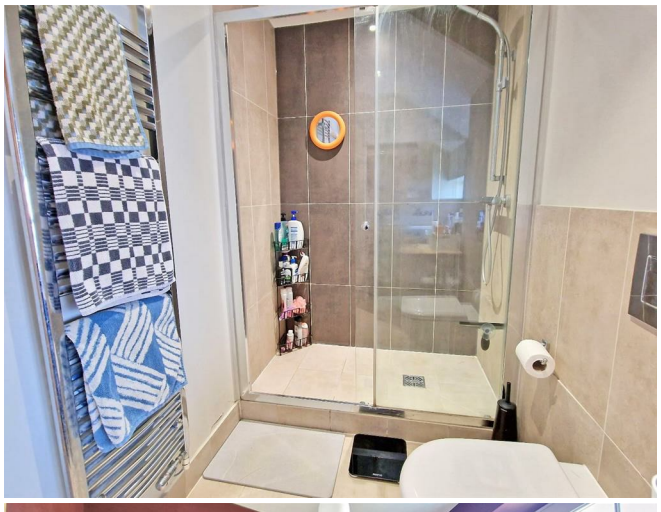
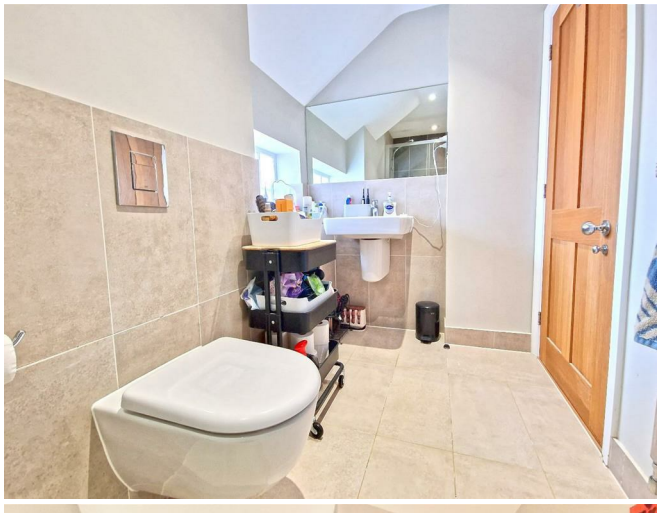
The communal gardens surround the property with a nearby orchard, open green area and designated walks and paths around the Grade II heritage site. The property has a nearby allocated parking space.

Bicester North train station is only a mile away with services to London, Birmingham and Banbury, Junctions 9 and 10 of the M40 are within a 15 minute drive.

There property has a 175 year lease running from March 2016. There is an annual service charge of £2400 and a ground rent of £150.

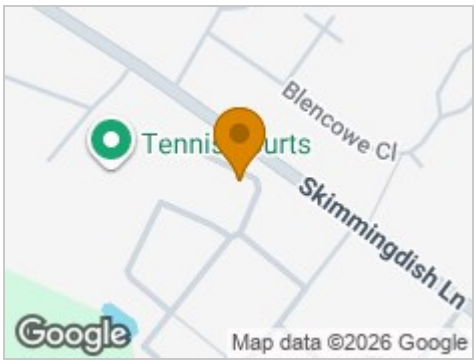






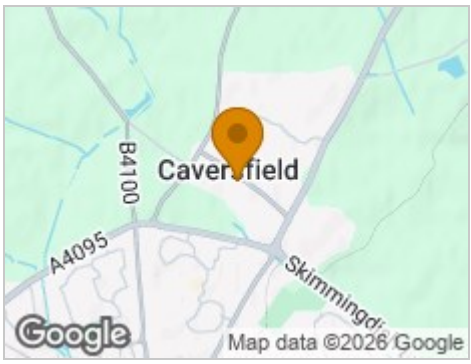
## Road Map




## Hybrid Map




## Terrain Map




## Floor Plan

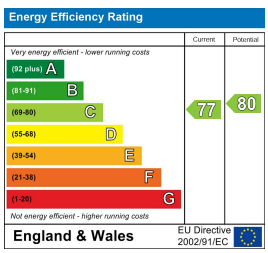


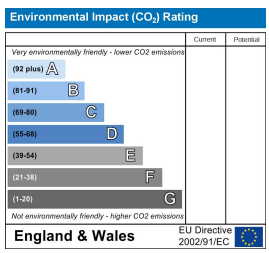

Total area: approx. 53.4 sq. metres (574.8 sq. feet)

## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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