



Flat 6, St. Catherines House Westacott Road, Ambrosden

Bicester

Guide Price £210,000



Flat 6

St. Catherines House Westacott Road, Bicester

Stylish Ground Floor Apartment Sought-After Graven Hill Development

Situated within the highly regarded **Graven Hill development**, this beautifully presented ground floor apartment offers contemporary living in one of Bicester's most exciting and innovative communities. Combining modern design, excellent transport links and an abundance of surrounding green space, this property is an ideal choice for first-time buyers, professionals and investors alike.

At the heart of the home is the impressive open-plan kitchen and living area, designed with modern lifestyles in mind. Flooded with natural light from the striking floor-to-ceiling window and patio door, the space feels bright, spacious and welcoming. The contemporary kitchen is fitted with a range of integrated appliances, generous storage and ample worktop space, creating a stylish yet practical environment for everyday living and entertaining.

The generous double bedroom continues the light and airy feel of the apartment, benefitting from two floor-to-ceiling windows and a large mirrored fitted wardrobe, providing excellent storage without compromising on space. Completing the accommodation is a modern bathroom, fitted with a contemporary white suite and shower over the bath.



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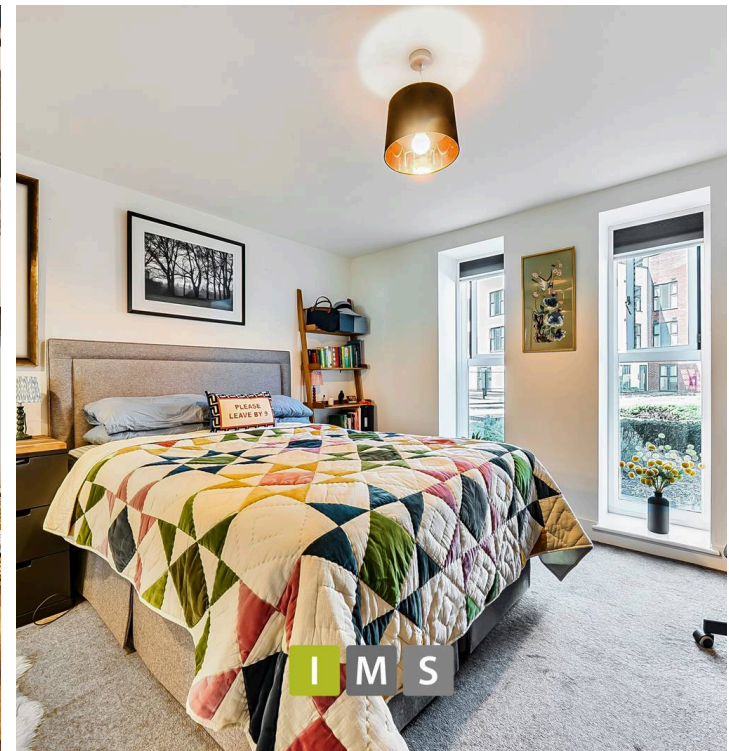
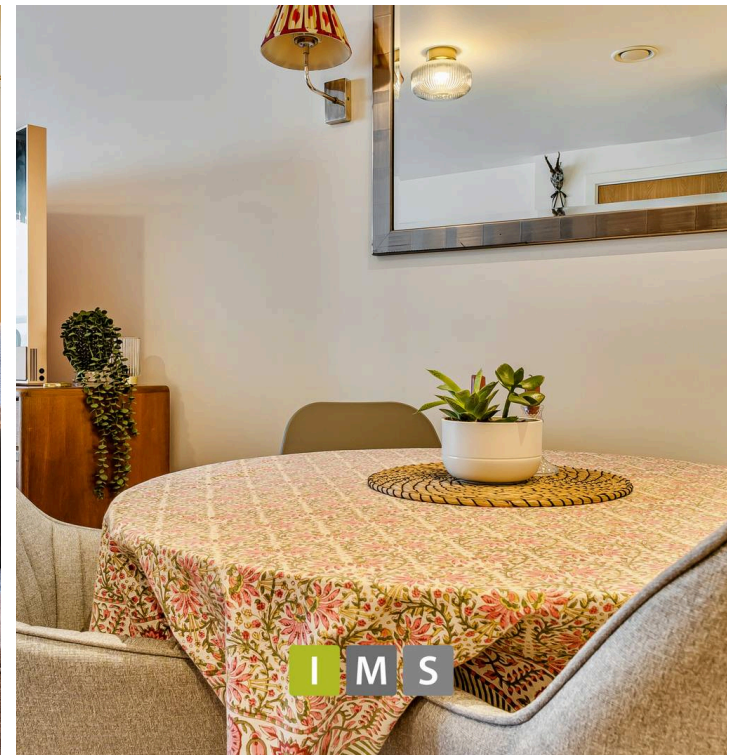
The property benefits from a secure gated allocated parking space, while residents can enjoy the beautifully landscaped green open spaces and walking routes that make Graven Hill such a desirable place to live.

Graven Hill has quickly established itself as one of Bicester's most sought after developments, offering a unique blend of contemporary living and community-focused design. The property is ideally positioned for commuters, with excellent access to the **M40 (Junction 9)**, **A34** and **A41**, providing convenient routes to **Oxford**, **London**, **Birmingham** and the wider motorway network.

Bicester Village Station is just a short distance away, offering regular services to **London Marylebone** in under an hour, while **Bicester North Station** provides further direct links to **Birmingham** and **Oxford**.

Key Information

- Price £210,000
- Tenure: Leasehold
- Ground Rent: £179.95 per Annum
- Service Charge :£849.02 twice yearly
- Council Tax Band B
- EPC : B
- Parking :Secure gated parking

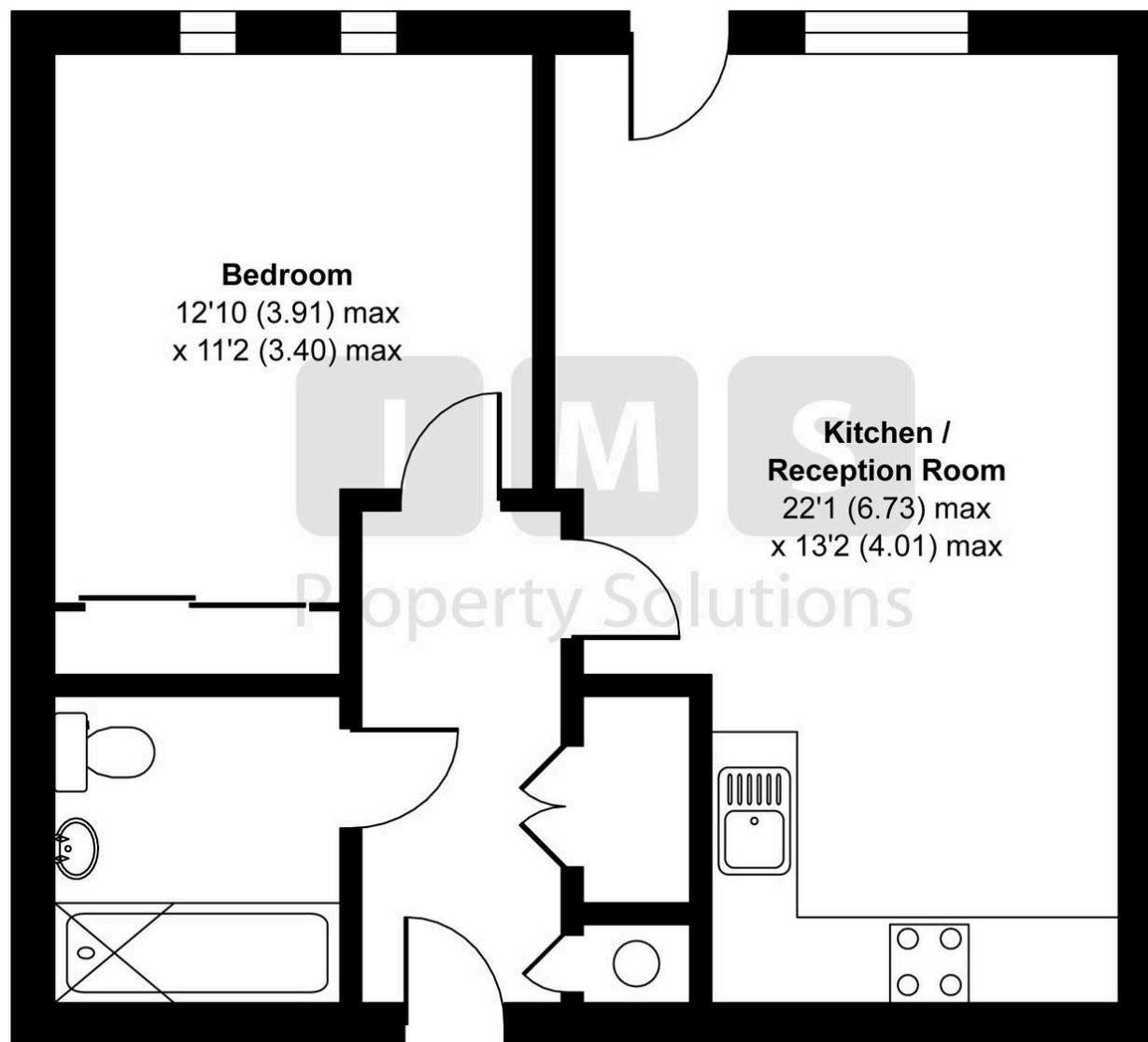




Graven Hill, Bicester, OX26

Approximate Area = 550 sq ft / 51.1 sq m

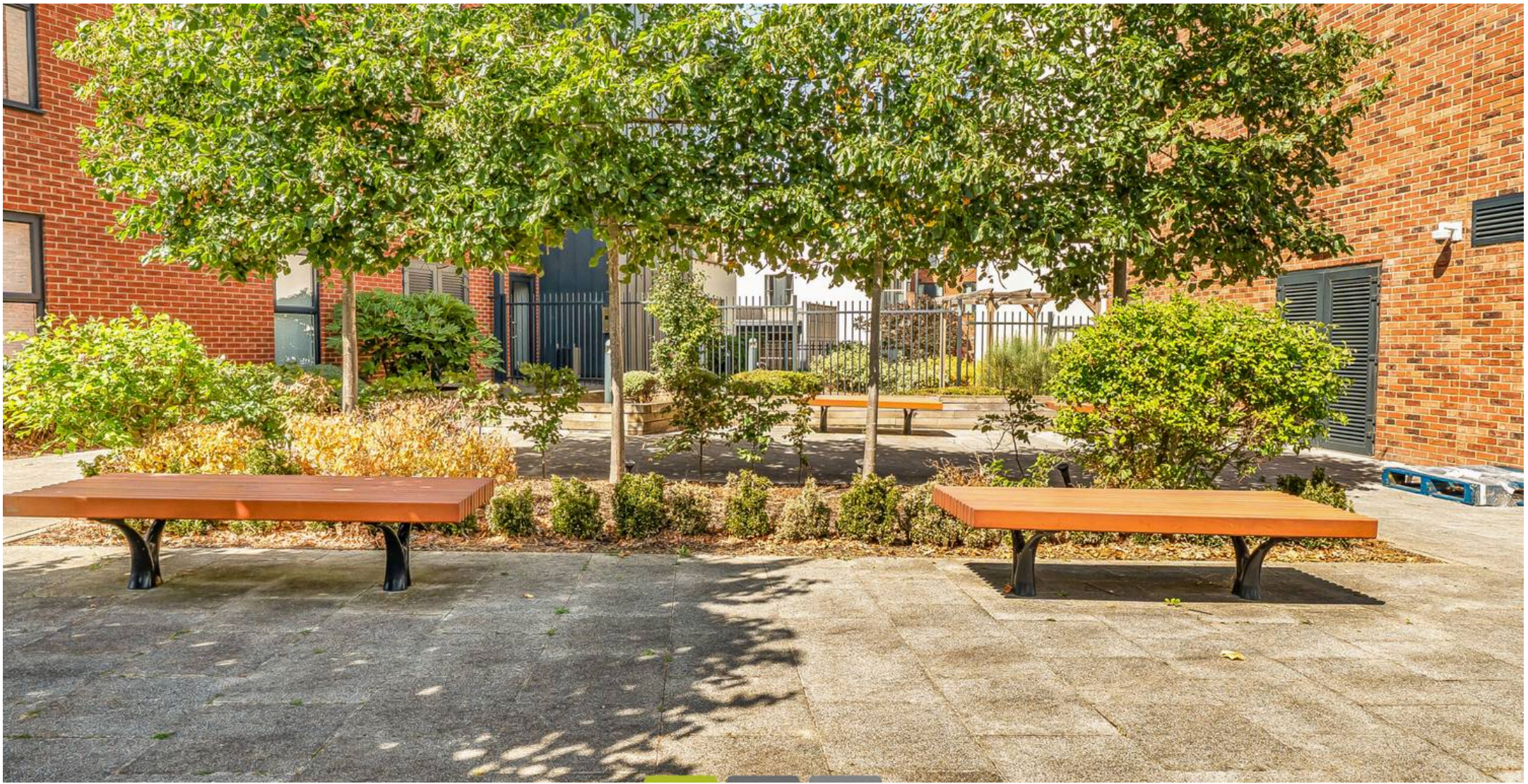
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GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020.
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