



56 Kingfisher Way, BICESTER, OX26 6YD

Guide Price £160,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A purpose built one bedroom ground floor flat with an en suite bathroom and allocated parking space ideally located close to the shops and amenities.

From the communal hallway you enter the flat into the open plan dual aspect sitting room and kitchen with the double bedroom and en suite bathroom off it. Outside is an allocated parking space

Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and in home coverage for EE, good outdoor with variable in home coverage for Three & Vodafone and good outdoor coverage for O2 (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority.

Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority - Cherwell District Council - A. EPC - E





Key Features

- Double Bedroom
- Open Plan Sitting Room and Kitchen
- En Suite Bathroom
- Electric Heaters
- Allocated Parking Space
- Ground Floor
- Close to Shops
- Lease Length 999 yrs from 1990
- Maintenance Charge £1560 pa

The Location

Local Shops 0.2m

Bicester Market Square 0.8m

Bicester Village 0.8m

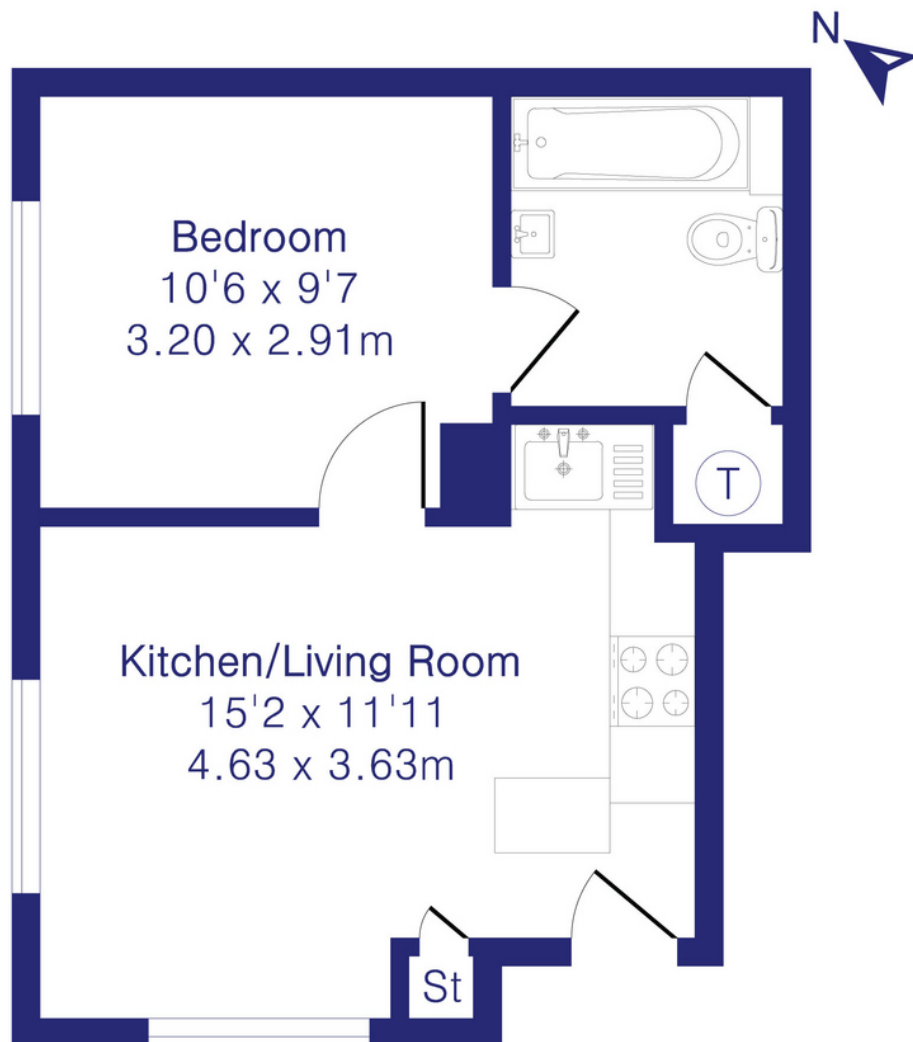
Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 0.7m

Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 1.5m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.0m

All times and distances are approximate.

Approximate Gross Internal Area 335 sq ft - 31 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS