



3 The Priory Priory Lane, Bicester, OX26 6BG

Guide Price £225,000 Share of Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stunning one bedroom duplex apartment forming part of an attractive converted former Priory in central Bicester conservation area a short stroll from the shops, amenities, Bicester Village and the railway station

This light and airy apartment occupies the top two floors consequently it has attractive views of Priory Lane. A porch leads into the hall with stairs to the second floor bedroom. The open plan living room and kitchen occupy the first floor with the double bedroom and ensuite shower room on the second floor. Outside are communal gardens and a gated parking area with an allocated parking space

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard and Superfast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and variable in home coverage for EE, 02, & Vodafone and good outdoor coverage for Three (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.

Local Authority: Cherwell District Council - Band B. EPC: D.





Key Features

- Spacious Double Bedroom
- Open Plan Living Room and Kitchen
- Period Conversion
- En Suite Shower Room
- Communal Gardens
- Gated Parking Area with Allocated Parking Space
- Least length 125 Years from 2007 with Share of Freehold
- Management Charge £1900 pa
- Ground Rent, £50 pa
- Gas Central Heating to Radiators

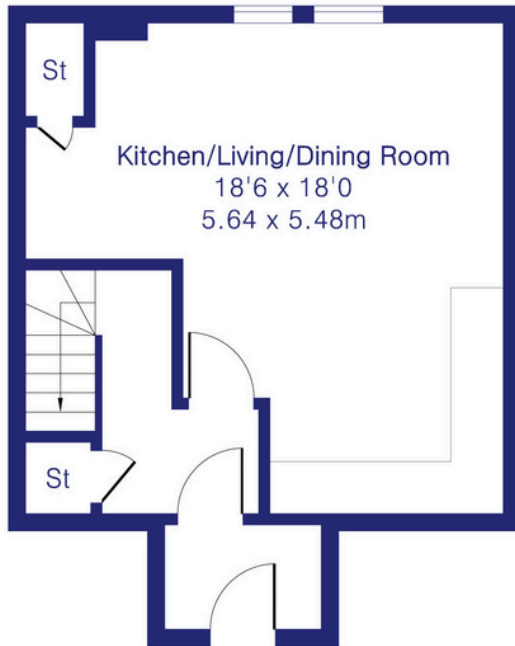
The Location

Local Shops 0.4m
 Bicester Market Square 0.3m
 Bicester Village 0.2m
 Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 0.4m
 Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 1.0m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.4m
 All times and distances are approximate.

Approximate Gross Internal Area 674 sq ft - 62 sq m

Second Floor Area 359 sq ft – 33 sq m

Third Floor Area 315 sq ft – 29 sq m ➤N



Second Floor



Third Floor

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

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