

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**30 Trinity House West, Graven Hill,
Bicester, Oxfordshire. OX25 2DR**

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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

30 Trinity House West, Graven Hill, Bicester, Oxon. OX25 2DR



**A Luxury Studio Apartment in Graven Hill with Lift to all Floors
and Underground Parking Space**

LEASEHOLD

Offers in Excess of: £ 169,950

- ❖ Luxury apartment Block in Graven Hill
- ❖ Communal entrance with fob entry and intercom
- ❖ Lift to all Floors
- ❖ Private Entrance Hall with utility cupboard
- ❖ Open plan Studio/Diner/Kitchen
- ❖ Bathroom/WC
- ❖ Secure underground parking space
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (82).
Council Tax: Band A
Approx. £1,643 per annum.

Leasehold Information:

Freeholder: Adriatic Land
13 Limited
Management Company: Graven Hill
Village Management Company Block E Ltd
Lease Term: 150 years from 1 January
2020
Service Charge: approx. £651.95 per
annum
Building Insurance: approx. £205 per
annum
Ground Rent: £139.95 per annum

Ground Floor:

COMMUNAL HALLWAY
Wooden front door to:

ENTRANCE AREA:

Plain plaster ceiling, luxury vinyl flooring,
wall mounted "Hyco" panel heater,
intercom, utility cupboard (*enclosing*
"Tempest" pressurised hot water cylinder,
RCD/MCB electricity consumer unit,
Economy 7 digital programmer, "Nuair"
MRX Box heater recovery and air refresh
system), space for washing machine, space
for clothes drying rack, internet hub box.

BATHROOM: 7'2 x 7'0

Plain plaster ceiling, heat/ventilation
recovery vent, downlighting, chrome heated
towel rail, luxury vinyl flooring, panel
enclosed bath with mixer tap shower
attachment, sliding head support, screen,
tiled surrounds, pedestal wash hand basin,
mirror with light over, dual flush close
coupled WC.

STUDIO: 16'0 x 15'3 overall

Studio Area: Rear aspect twin PVC full
height windows, multi-media socket, three
Cat points, fitted 1200mm wardrobe.

Kitchen/Dining Area: Space for small
table and chairs. Range of base and eye
level units, square edge composite
worksurfaces, tall unit (600mm wide)
housing 1000mm tall fridge and 640mm
freezer (3 drawers), integrated dishwasher,
600mm under sink unit, undermounted
stainless steel sink, 450mm base unit,
stainless steel and glass fan oven/grill, 4-
ring electric hob, 400mm drawers.

Outside:

COMMUNAL AREAS: refer to
photograph

PARKING: 18'10 x 9'5 refer to
photograph

Allocated undercroft parking for one car.

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Entrance to Block



Communal Entrance Hall and Staircase



Communal Hallway and Flat Entrance Door



Entrance Area



Bathroom



Bathroom



Utility Cupboard



Studio Area

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Open Plan Studio/Kitchen Area



Kitchen Area

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Studio Area



Kitchen Area



View from Windows



Undercroft Parking (*actual parking space TBC*)



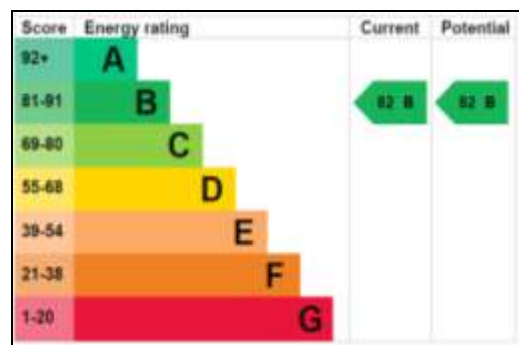
Street Scene



Street Scene



Park over the Road



EPC

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Space for Notes

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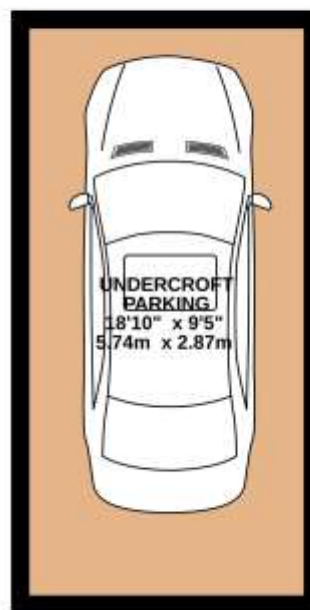
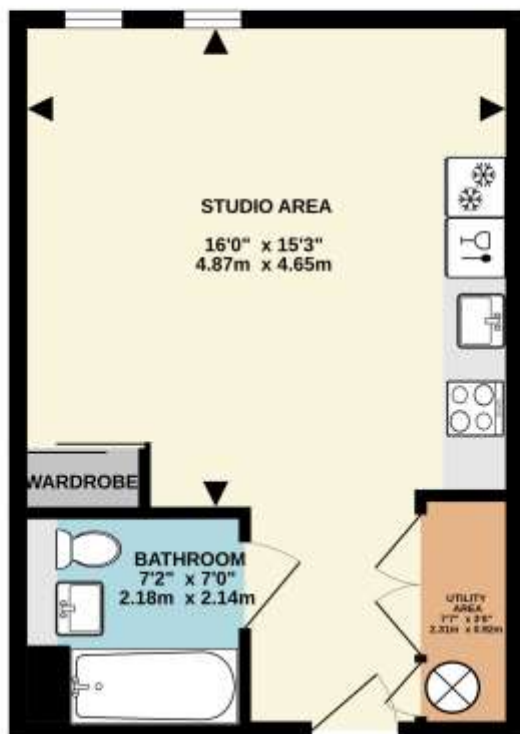
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FIRST FLOOR 367 sq.ft. (34.1 sq.m.) approx.



30 TRINITY HOUSE WEST, GRAVEN HILL, BICESTER, OXON, OX26 2DR

TOTAL FLOOR AREA: 367 sq.ft. (34.1 sq.m.) approx.

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

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