



44 Saxon Court Wessex Way, BICESTER, OX26 6AX

Guide Price £55,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A one bedroom assisted living retirement apartment benefitting from 24 hour on-site staffing and a subsidised restaurant. The apartment was specifically designed for the retirement market and was constructed by Messrs McCarthy and Stone; The property features; a well proportioned south facing living room an equally spacious south facing bedroom a kitchen and an excellent bathroom/wet room with walk-in shower. This second floor property can be reached via a lift and is sold with the benefit of no onward chain.

### MATERIAL INFORMATION

The property lies in a purpose built retirement block with brick or rendered elevations under a pitched and tiled roof. The property was completed in 2001. 50 Saxon Court is connected to mains; electricity, water and drainage. Heating is by way of electric heaters. Broadband - according to Ofcom - all types of broadband are available upto and including Ultrafast.

Mobile phone coverage - according to Ofcom - all service providers have availability for all services.

Flooding - according to the government website - there is a low risk of flooding from surface water and a very low risk of flooding from rivers.

The property is located in a conservation area.

Local Authority - Cherwell District Council - B; EPC rating - C





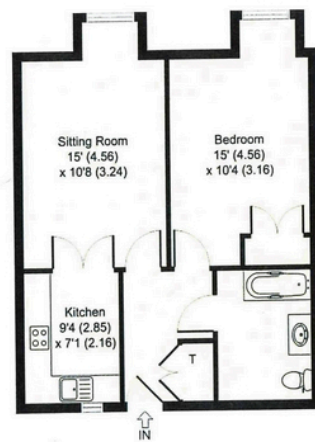
## Key Features

- Retirement Apartment
- Flagship McCarthy and Stone Development
- Assisted Living
- Lift to All Floors
- Excellent communal facilities and 24 hour site staffing
- Wet room with walk in shower
- Excellent central location
- 125 year Lease from 1/2/2001
- Council Tax: B
- Service Charge: £9,152.79. pa. Ground Rent - 725.24 pa

## The Location

Enjoying an ideal situation for a retirement property, central yet quiet and a level walk from Bicester's stations and other amenities. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

APPROX. GROSS INTERNAL FLOOR AREA 549 SQ FT / 51 SQ M



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### **Bicester Office**

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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