



17 Stratton Audley Manor, Stratton Audley, OX27 9AR

Guide Price £300,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful two bedroom ground floor apartment, set in the grounds of an impressive manor house in the delightful village of Stratton Audley. This light, spacious and well designed apartment has been improved throughout. It provides wonderfully adaptable open plan living with quality refits to both the kitchen and shower room. Light floods in to the living room from two large windows and there is a glazed door leading to a small patio area. Both bedrooms are double and the shower room has been refitted. Outside there are communal grounds, communal swimming pool, lots of parking, your own patio and garage. As well as buying a long lease, in this instance you buy a share of the management company which owns the freehold of the manor and the apartments.

MATERIAL INFORMATION

A traditionally constructed ground floor apartment. Mains; water, drainage and electricity are connected. Gas fired heating from central LPG gas tank installation. Broadband - according to Ofcom - predicted broadband speeds up to superfast are available. Mobile phone coverage - according to Ofcom the likely predicted availability are outdoor for all providers. 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.

999 year Lease due to expire in 2973. Service charge currently £300.80 per a month (including building insurance). Local Authority: Cherwell District Council - D. EPC - D.





Key Features

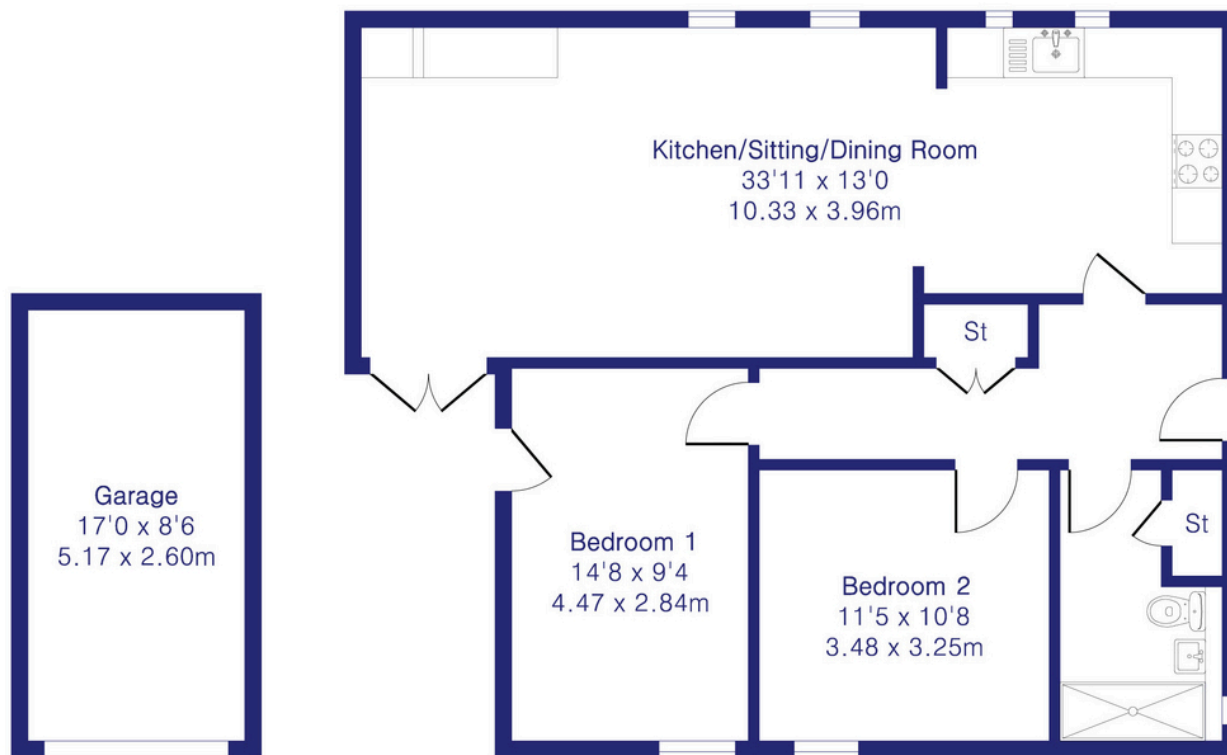
- Improved throughout a wonderful two bedroom ground floor apartment
- Set in the grounds of Stratton Audley Manor
- Superb light and spacious open plan living
- Refitted kitchen and shower room
- Two double bedrooms
- Within a stone's throw of pub and church
- Own garage and use of patio area
- Lovely gated communal grounds with parking
- Sold together with share of freehold
- See our website for up-to-date material information.

The Location

Set in the heart of beautiful Stratton Audley, a stone's throw from the church and village pub. Stratton Audley is one of the areas, most highly sought after villages, with an excellent reputation. The market town of Bicester is only three miles distance. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

**Approximate Gross Internal Area 858 sq ft - 80 sq m
(Excluding Garage)**

Garage Area 145 sq ft – 13 sq m



Garage

Ground 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.

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