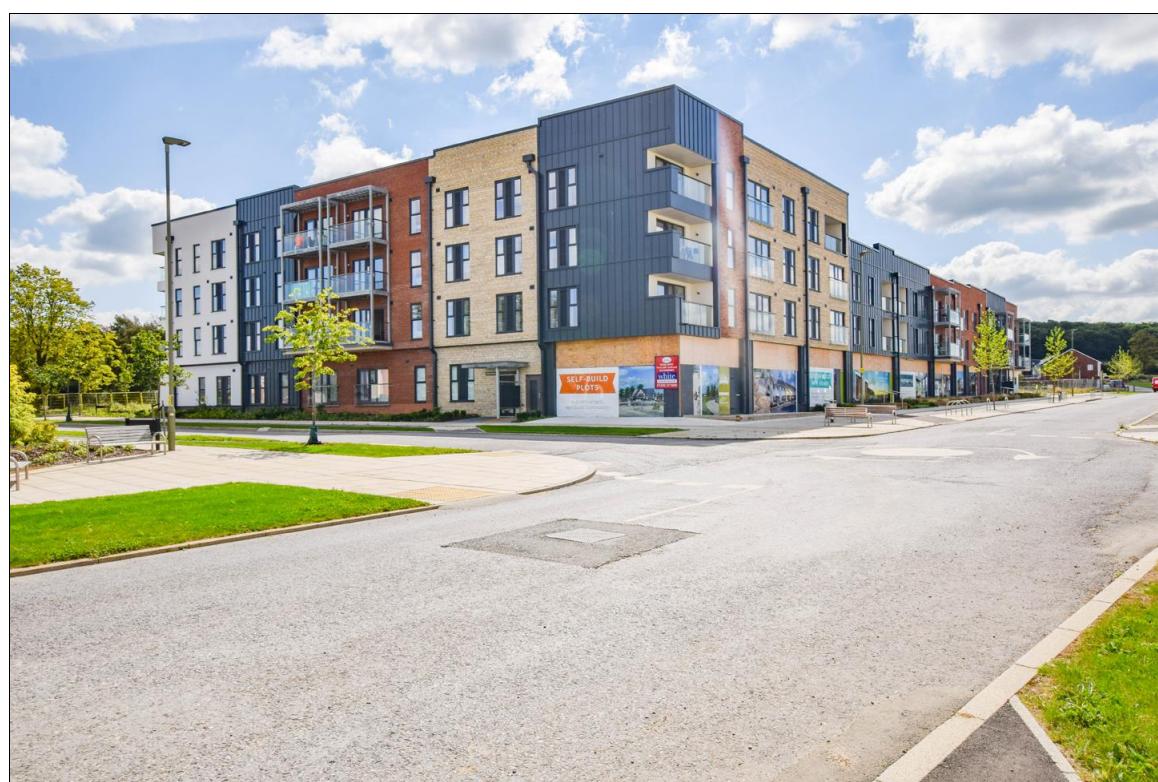


# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**Flat 32, Trinity House North, Graven Hill,  
Ambrosden, OX25 2DQ**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**249922**

**Flat 32, Trinity House North, Graven Hill, OX25 2DQ**



**A Luxury 1 bedroom, 3<sup>rd</sup> floor apartment in Graven Hill with Lift to all floors and underground parking space**

**LEASEHOLD – 150 years from 01.01.2020**

**£220,000**

- ❖ Luxury apartment Block in Graven Hill
- ❖ Communal entrance with card entry
- ❖ Lift to 3<sup>rd</sup> Floor
- ❖ Private Entrance Hall with utility cupboard
- ❖ Open plan Lounge/Diner/Kitchen
- ❖ Balcony
- ❖ Bedroom with wardrobes
- ❖ Bathroom/WC
- ❖ Secure underground parking space

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## **Key Facts for Buyers:**

**EPC:** Rating B (84)  
**Council Tax:** Band B  
Approx. £1,916 per annum.

## **Leasehold Information:**

**Management Company:** Living City Asset Management  
**Service Charge:** currently £896.86 for the period 01.01.2025 to 30.06.2025).

## **Ground Floor:**

### **COMMUNAL ENTRANCE HALL**

Key card entry, steps leading to inner hall and lift and stairs leading first second and third floors and underground parking level

## **Third Floor:**

### **Communal Landing to Flat No 32.**

### **ENTRANCE HALL: 11'8 x 4'7**

Wall mounted electric heater, laminate wood floor, built-in airing cupboard and utility cupboard with flat ventilation system and washer dryer.

### **OPEN PLAN LIVING/ DINING/ KITCHEN: 23' x 12'1**

#### **Living/Dining Room Area:**

PVC double glazed French door to rear balcony, uPVC double glazed window to rear plain plastered ceiling with built in ventilation system, laminate wood flooring.

#### **Kitchen Area:**

Grey gloss base and eye level units with built-in Fridge Freezer ceramic electric hob and built-in electric oven and carbon filter extractor hood, built-in integrated dishwasher, laminate work surfaces with inset stainless-steel sink and mixer tap, wall mounted electric heaters plain plastered ceiling and ventilation system.

#### **BEDROOM ONE: 12'3 x 11'4**

Two PVC double glazed windows to rear aspect, wall mounted electric heater, fitted wardrobes with sliding mirrored doors

#### **BATHROOM: 7'2 x 6'10**

Plain plastered ceiling, ventilation system, panel bath with chrome mixer tap and shower attachment flexible hose to chrome shower head and height adjustable pole, pedestal wash hand basin with chrome mixer tap, close couple WC. Electric towel radiator, fitted mirror shaving light with built in poser points, part tiled walls, laminate floor covering.

## **Outside**

### **PARKING**

Allocated secure gated underground parking space with internal doors to communal entrances.

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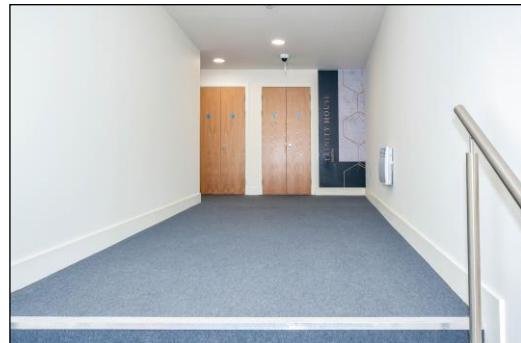
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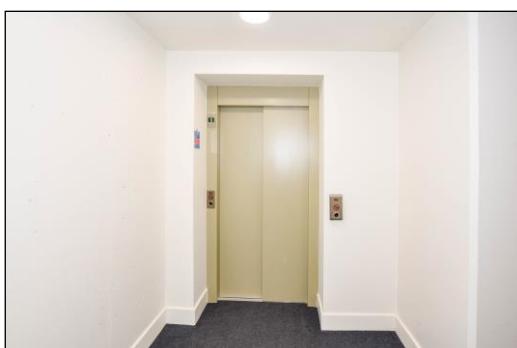
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Front Entrance



Communal Entrance



Lift to all floors



Private Entrance Hall



Lounge Dining Area

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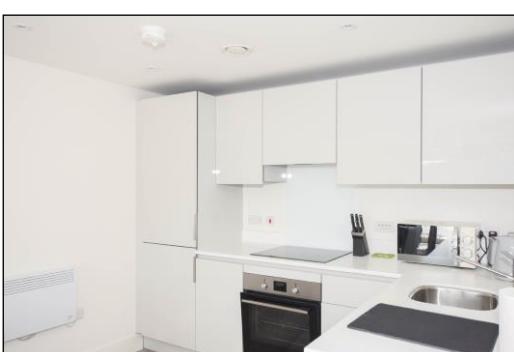
Dining Room to Kitchen



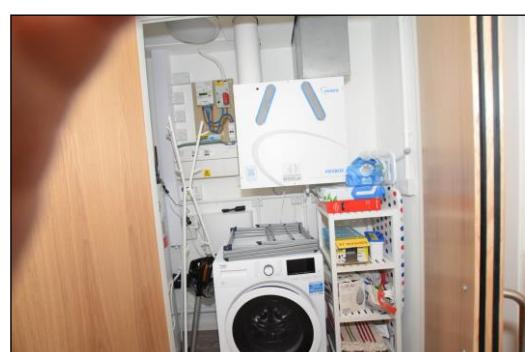
Lounge/Dining Room



Kitchen



Kitchen



Utility Cupboard

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View from Balcony



Bedroom



Bedroom



Bathroom



Underground Parking Entry

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Underground Parking

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82   B  | 82   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.

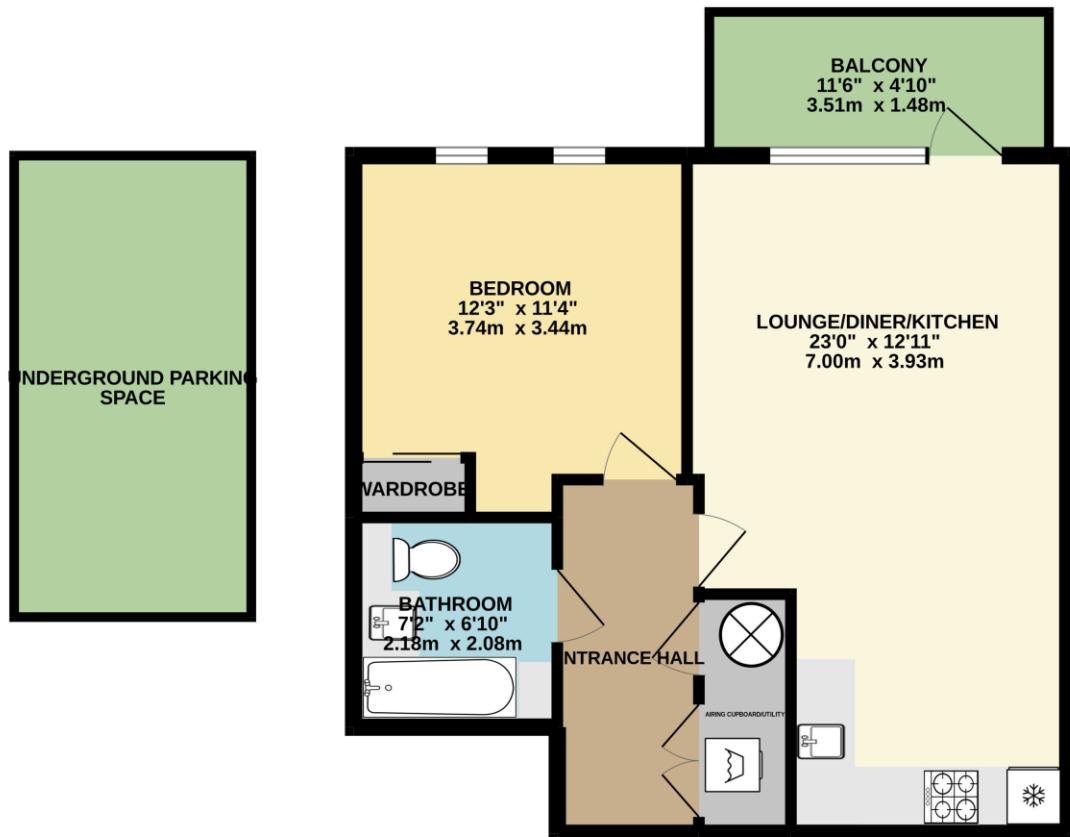
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3RD FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sales 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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