



Wessex Way, Bicester, OX26 6AX

Guide Price £100,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A light and spacious, south facing retirement apartment which is attractively presented. Situated in this well designed and highly regarded assisted living development. No onward chain. The property has been thoughtfully designed and has many features suited to retirement living. Advantages include; a security televised entry system, an entrance hall, a large lounge/diner, a separate kitchen, a good double bedroom and a bathroom with walk in shower and bath. This retirement complex originally constructed by McCarthy and Stone offers 24 hours a day staffing, a discounted restaurant, laundry facilities and pleasant gardens.

### MATERIAL INFORMATION

A one bedroom first floor retirement apartment, constructed in 2001. Mains, electricity, water and drainage are connected.

Heating by way of electric heaters.

Broadband - according to Ofcom - all broadband speeds up to and including ultrafast are available.

Mobile phone coverage - according to Ofcom - all service providers are likely to have limited availability for voice and data indoors with the exception of 02 which is likely to have availability for voice indoors. Outdoors, all service providers are likely to have availability.

Lease details - 125 year lease from 2001. Service Charge - £8,459.60 Review date 31st August 25. Ground Rent - £725 pa Review date 31/6/25

Local Authority Cherwell District Council - B. EPC - B





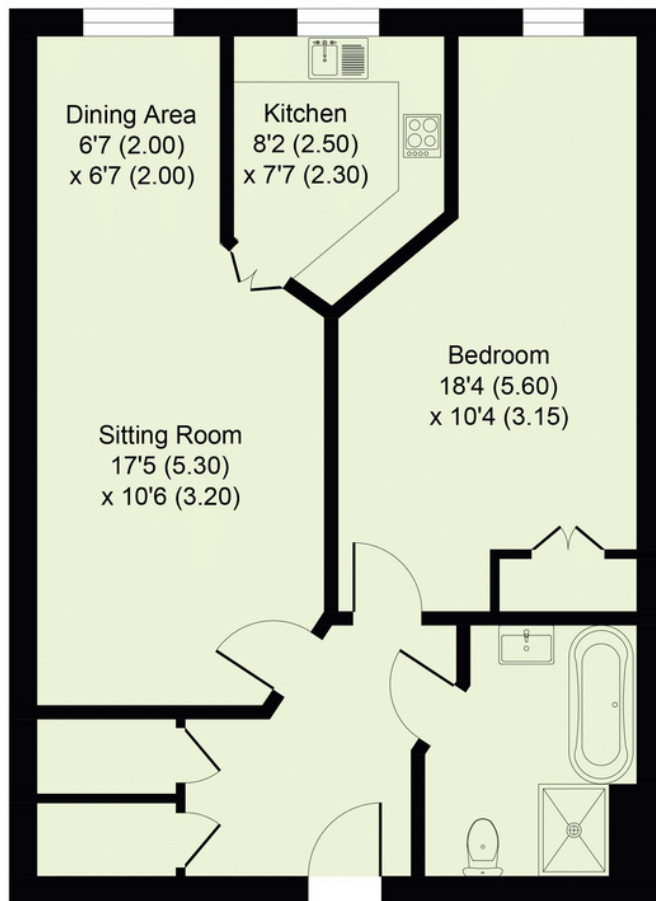
## Key Features

- South facing first floor flat.
- Lift to all floors
- Excellent communal facilities
- Discounted restaurant and 24 hour onsite staffing
- Good decorative order
- Super central location with level walks to most amenities
- No onward chain
- See our website for up-to-date material information

## The Location

Conveniently located a short level walk from Bicester town centre, which provides for all everyday needs including; shopping and recreational options. Bicester Village Station is again within a relatively short level walk and offers services to both London Marylebone and central Oxford

APPROX. GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQ M



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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.

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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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