

Asking Price £200,000 Leasehold

1 Bedroom, Apartment - Retirement

24, Linden Lodge Linden Road, Bicester, Oxfordshire, OX26 6GE

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Linden Lodge

Linden Lodge is a delightful development of 42 one and two bedroom retirement apartments located in the historic market town of Bicester, approximately 12 miles north east of Oxford. The historic shopping streets of Sheep Street and Market Square, boast a range of local and national retailers, together with Cafés and restaurants, while the nearby Pioneer Square is home to a large supermarket, a cinema and various other smaller outlets.

Situated in a convenient location behind the main shopping high street of Sheep Street, Linden Lodge is close to all amenities needed on a daily basis – all within a short walk. Less than a mile from the development you will find the famous Bicester Village, a designer outlet shopping centre. Garth Park is close by and is a magnificent open space with award winning formal gardens and a traditional bandstand.

Local transport is excellent with regular and easy access to the M40. The nearby train station provides links into London and across the UK network.

The Lodge Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Linden Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Linden Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Linden Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

This delightful one bedroom first floor apartment enjoys a convenient position close to the lift, ensuring easy access throughout the development. Offered with vacant possession and no onward chain, the apartment is ready for its next owner to move in and enjoy.

The Living room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a Juliet balcony and windows provide natural light.

The Kitchen is accessed via the Living room with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4-ring electric hob with extractor hood over, a fridge, a freezer and washing machine.

The Bedroom is a good-sized double with a built-in mirrored wardrobe. There is plenty of space for additional furniture if desired and a window keeps this lovely bedroom bright and airy.

The Shower room offers a curved shower enclosure with a shower seat and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complementing this wonderful apartment is a useful storage cupboard located off the hallway.

Call us today to book your viewing!







Features

- One bedroom first floor apartment with Juliet balcony
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- Great location close to the town centre & excellent transport links
- Super efficient Ground Source Heating
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service charge (Year Ending 31st May 2027): £3,683.41 per annum.

Ground rent: £818.22 per annum. To be reviewed in November 2030.

Council Tax: Band C

125 year Lease commencing November 2016

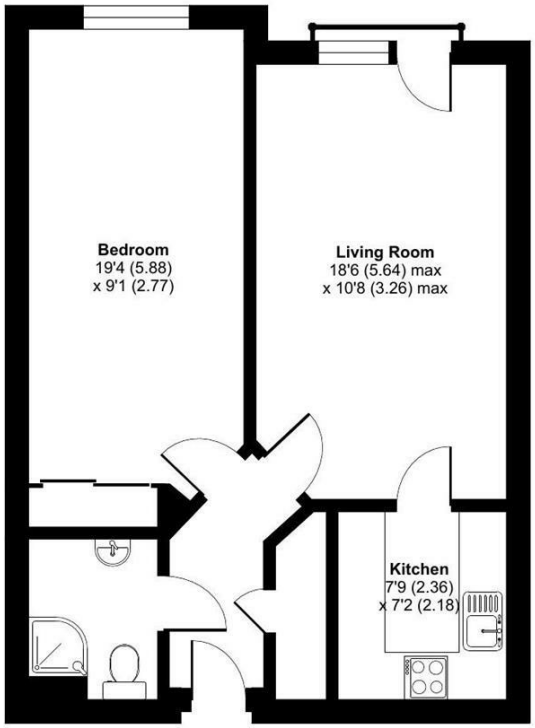
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, Ground Source Heating for the apartment, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

EPC Rating: B

Approximate Area = 560 sq ft / 52 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1550544

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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