



2 The South Lodge, Bicester, OX26 6NU

Guide Price £280,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A first floor bright and airy two double bedroom apartment specifically for the retirement market overlooking the well maintained communal gardens close to the town centre. The front door leads to an entrance hall and stairs with a stair lift up to the hallway off which are a spacious bright and airy dual aspect sitting room, fitted kitchen, two double bedrooms and a bathroom. Outside a real feature of Bicester House are the attractive, well maintained and landscaped communal gardens. The property has a twenty four hour emergency response pull cord system. There is no allocated parking and the available spaces are on a first come first serve basis.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and in home coverage for EE, 02, Three & Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. There is a provision on the sale of the property that the owner will make a contribution to the sinking fund, please ask Thomas Merrifield for further details. 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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority: Cherwell District Council - D. EPC C





Key Features

- Two Double Bedrooms
- Dual Aspect Sitting Dining Room
- Fitted Kitchen
- Attractive Communal Gardens.
- First Floor with Own Front Door and Stair Lift
- Electric Heating
- Close the Town Centre and the local Amenities
- Parking on a First Come First Serve Basis
- Service Charge £4575.36 pa
- Lease Length 999yrs from 1990

The Location

Bicester House is a fine period building with beautiful gardens, a library, sitting room and conservatory and the property forms part of a popular retirement development close to the town centre shops and amenities

Local Shops 0.3m

Bicester Market Square 0.3m

Bicester North Station (London Marylebone from approx. 50 mins) 0.6m

Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.6m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.4m

All times and distances are approximate.



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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SALES LETTINGS

Sitting Room
14'6 x 11'9
4.41 x 3.58m

Bedroom 2
11'4 x 10'0
3.46 x 3.06m

St

St

St

St

St

Kitchen
11'8 x 7'5
3.56 x 2.25m

Bedroom 1
14'3 x 11'2
4.34 x 3.40m

St

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Ground Floor First Floor