



139 Heron Drive, Bicester, OX26 6YZ

Guide Price £180,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A particularly light and spacious top floor flat in the highly desirable Langford Village area. The property offers attractively presented and well planned accommodation. There is an entrance hall, lovely large living room/dining room with Juliette Balcony. The kitchen has a good range of wall and base units with ample working surfaces, there is a generous double bedroom and a bathroom. Outside there are communal gardens and there is allocated parking. Additionally, the flat has loft storage.

MATERIAL INFORMATION

A one bedroom second floor flat, in a purpose build block now approximately 35 years old. Mains electricity, water and drainage are connected. Heating is electric. Broadband - Ofcom states this property is likely to have standard and superfast broadband. Mobile phone coverage - likely predicted availability according to Ofcom; EE good outdoor, variable indoor, O2, Three and Vodafone good outdoor. 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.

Lease details; 125 years from 1991, ground rent £50 pa., Service charge approximately £1,400 pa. The property has one allocated parking space.

Local Authority - Cherwell District Council - B. EPC - D.





Key Features

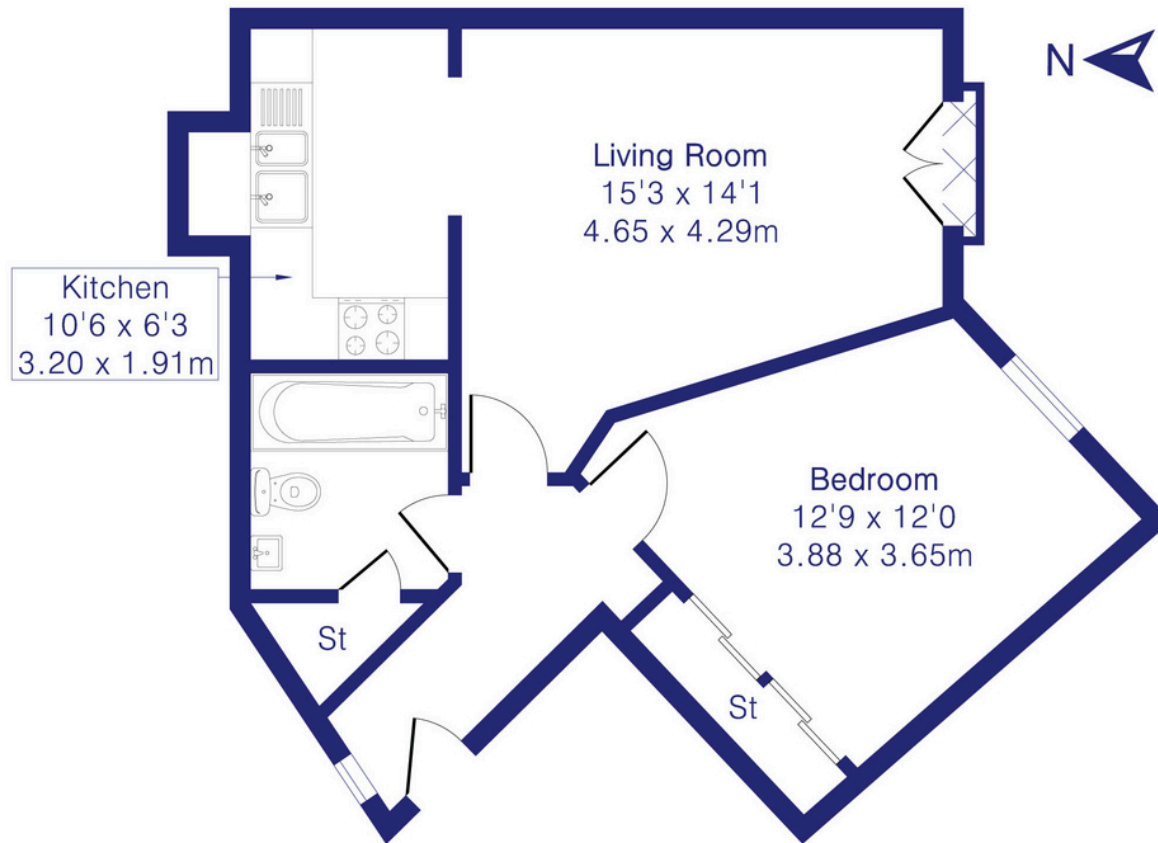
- Light and airy apartment
- Excellent living/dining room with Juliette balcony
- Well designed kitchen
- Generous double bedroom
- Top floor with attic storage
- Parking space
- Original Langford Village location
- Convenient to Bicester Village and Bicester Village Station
- Lots of local amenities

The Location

Situated in the highly desirable original Langford area, which has amenities including; a primary school, a parade of shops and a public house. 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 524 sq ft - 49 sq m



Second Floor

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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.

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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