



16 Westacott Road, St. Catherines House Westacott Road

Bicester



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St. Catherines House Westacott Road,
Bicester

IMS are delighted to present this **CHAIN FREE** modern two bedroom first floor apartment, ideally positioned within the highly sought after **Graven Hill** development. Offering stylish, contemporary living, this property is perfect for first time buyers, investors, or those looking for a well connected yet peaceful setting.

Upon entering the property, you are welcomed into a bright and spacious open plan kitchen and living area. Designed with modern lifestyles in mind, this space benefits from impressive dual aspect, floor to ceiling windows that flood the room with natural light, creating a warm and inviting atmosphere. Patio doors provide direct access to a private balcony, ideal for relaxing or entertaining.



The kitchen is both sleek and functional, featuring integrated appliances, contemporary cabinetry, and ample storage. Perfectly suited for both everyday living and hosting.

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The principal bedroom offers a comfortable retreat, complete with mirrored fitted wardrobes, large floor to ceiling windows, and a stylish en-suite shower room. The second bedroom is equally well proportioned, also benefiting from excellent natural light, making it ideal as a guest room, home office, or additional bedroom. A modern family bathroom completes the accommodation, finished to a high standard throughout.

Further benefits include an allocated parking space, providing convenience and peace of mind for residents.

Offered to the market **CHAIN FREE**, this property is ready for a smooth and straightforward purchase, making it an excellent opportunity for buyers looking to move quickly.

Graven Hill is an award winning and highly regarded development, known for its unique approach to community living. With an abundance of green open spaces, it offers a perfect balance between modern living and a village style environment. The development continues to evolve, making it an exciting and desirable place to live.





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Ideally located, the property also benefits from excellent transport links, with easy access to the M40, A34, and nearby Bicester Village and train stations, providing convenient routes to Oxford, London, and Birmingham.

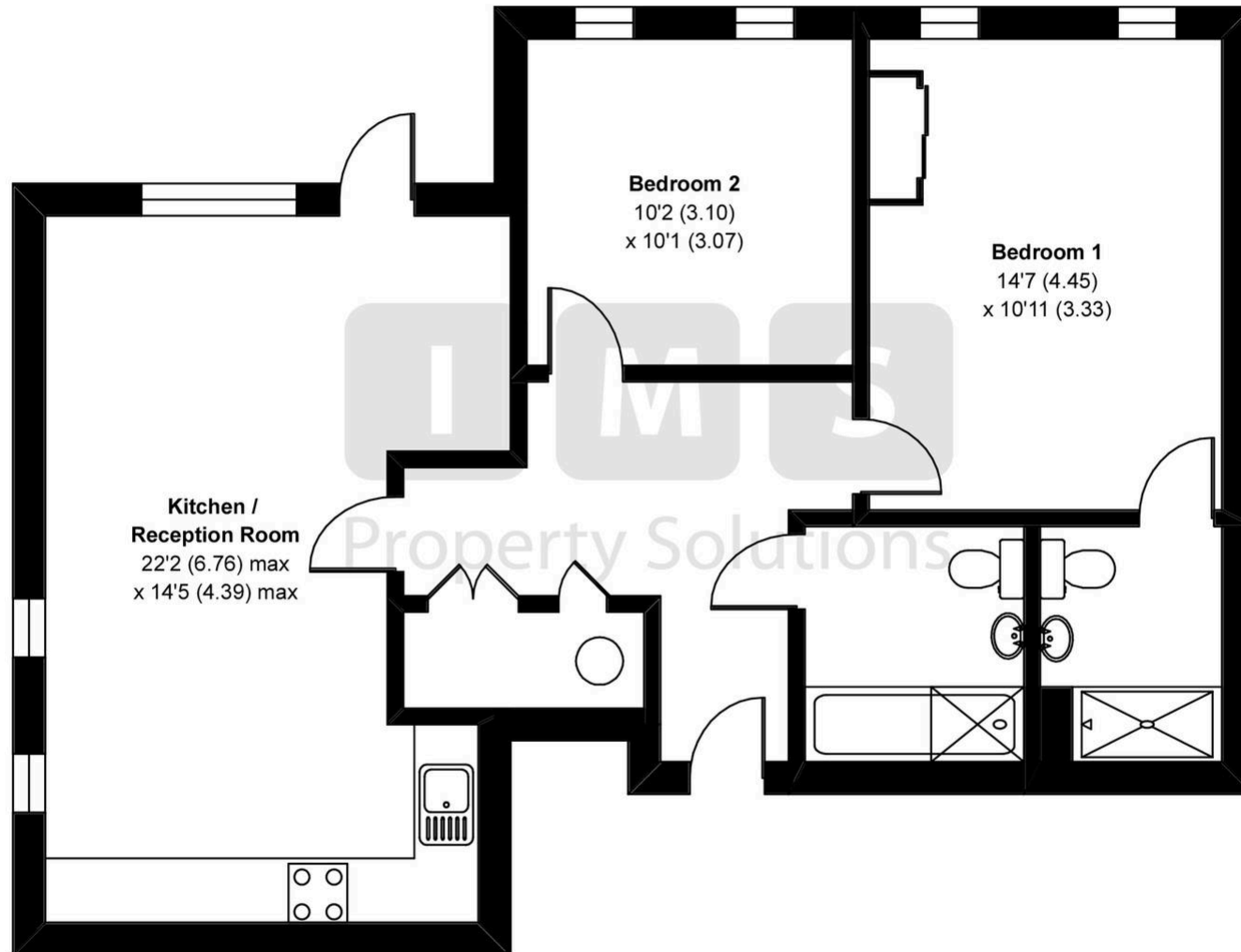
This **CHAIN FREE** home presents a fantastic opportunity to secure a modern apartment in one of Oxfordshire's most innovative developments. Key Information

- Price £275,000
- Tenure Leasehold 150 years / 142 years remaining
- Service Charge: £2,250 per year
- Ground Rent: £245 Per Year
- Council Tax Band B
- EPC B
- Utilities: Electric, water and drainage
- Parking: 1 allocated space
- Construction: Brick
- Estimated broadband speeds: Standard 7mbps / Superfast 51 mbps / Ultrafast 1800 mbps
- Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Flood risk: Surface water Very low

Graven Hill, Bicester, OX26

Approximate Area = 800 sq ft / 74.3 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for IMS Property Solutions. REF: 679967



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