



3 The Quadrangle Kings End, Bicester, OX26 6HZ

Guide Price £315,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A two bedroom terraced cottage for the retirement market, with the benefit of a garage. Set in a quiet quadrangle close to the town centre. The property forms part of a popular retirement development and is located in a quiet quadrangle looking out over attractive landscaped communal gardens to the front and rear. The property has its own front door, shower room and a spacious open plan sitting/dining room with a fitted kitchen and conservatory. Upstairs there are two large double bedrooms both with fitted wardrobes and a bathroom. The property has a twenty four hour emergency response pull cord system.

Bicester House is a fine period building with beautiful gardens, a library, sitting room and conservatory. This unique environment is both quiet and secure, enjoying easy access to local amenities including; the Littlebury Hotel, a pharmacist, doctors, shops, bars, restaurants, dentists, banks and exceptional road and rail links.

The property is connected to mains; electricity, water and drainage but no gas. Broadband - according to Ofcom, Standard Superfast and Ultrafast broadband are available. Mobile - According to Ofcom there is good mobile coverage outdoors and in home for O2, Three & Vodafone and good outdoor with variable in home coverage for EE

(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 Easements, Boundaries, Restrictions & Rights are awaited. Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed. There is parking for Bicester House on a first come first served basis but no allocated parking for the property. There is also a deferred service charge of 0.5% of the price the house was bought for on re-sale

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





Key Features

- Two Double Bedrooms
- Spacious Sitting Dining Room
- Attractive Communal Gardens
- Ground and First Floor Shower Rooms
- Conservatory
- Close to Town Centre
- Electric Heating
- Leasehold Garage
- Communal Parking on a First Come First Serve Basis
- Service/ Maintenance Charge £4112.52

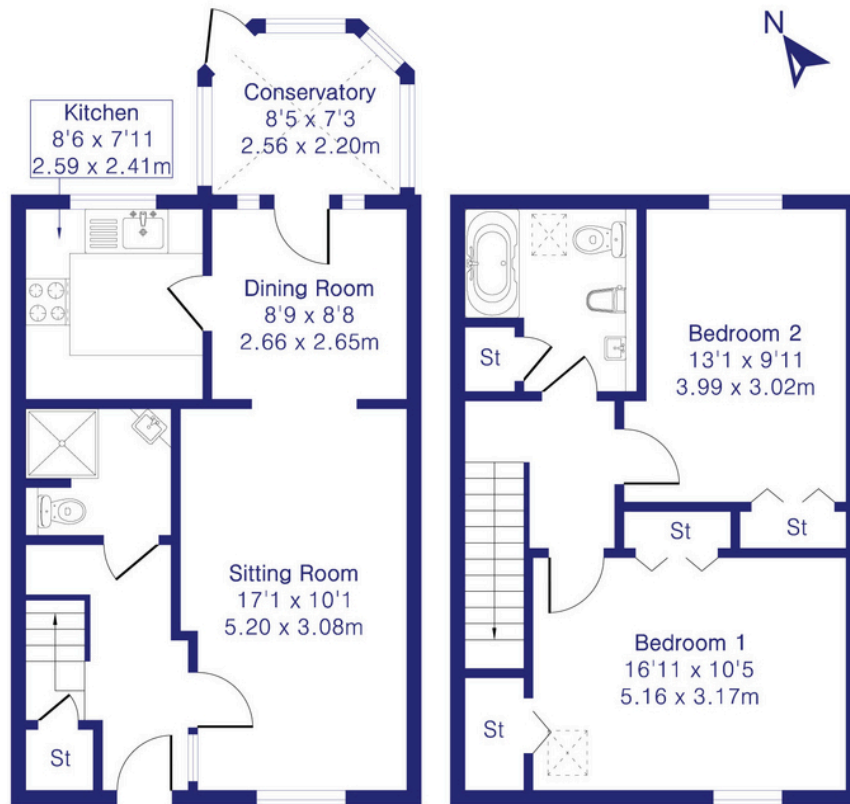
The Location

Local Shops 0.3m
 Bicester Market Square 0.3m
 Oxford Carfax Tower 13m
 London 62.6m
 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.

Approximate Gross Internal Area 947 sq ft - 88 sq m

Ground Floor Area 505 sq ft – 47 sq m

First Floor Area 442 sq ft – 41 sq m



Ground Floor

First Floor

Thomas Merrifield and their clients give notice that:

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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