



Audley House Buckingham Road, Bicester, OX26 3AH

Guide Price £200,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A light and spacious first floor apartment, situated in a modern purpose built block. Newly redecorated and refurbished. No onward chain. This two double bedroom apartment has an ensuite to the master bedroom and a dual aspect open plan living area with the front windows facing south-east. This flat is directly above the Co-Op and has a parking space in the gated car park to the rear. Viewing highly recommended.

MATERIAL INFORMATION

A purpose built one bedroom first floor flat, located above the Co-Op and built approximately 15 years ago. 150 year lease from January 2015. Ground Rent - £150.00. Current annual service charge £3,142. Mains electricity, gas, water and drainage are connected. Heating: gas fired boiler to radiators. Broadband - Ofcom states - standard and superfast broadband are available. Mobile phone coverage - Ofcom states - Vodafone and EE are good in home and outdoor. 02 variable in home, good outdoor. Three, good outdoor only. Local Authority - Cherwell District Council - B. EPC - B.





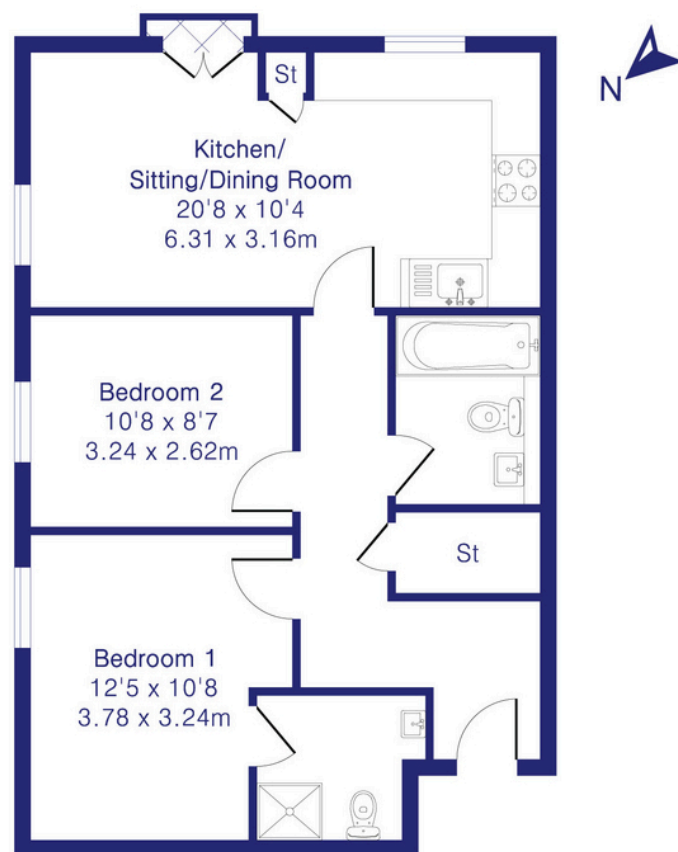
Key Features

- Recently refurbished first floor flat
- Two double bedrooms
- Ensuite to master bedroom
- Dual aspect open plan living
- Gated parking
- Small communal gardens
- Easily accessible to Bicester North Station
- No onward chain
- See our website for up-to-date material information.

The Location

Located in a purpose built block approximately; 600 yards from Bicester North Station, three quarters of a mile from the town centre and convenient to local amenities. 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 644 sq ft - 60 sq m



First 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.

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