



**Connells**

Westbury Court Wesley Lane  
Bicester



### Property Description

Connells are pleased to offer this investment opportunity, with tenant in situ, for this well-presented, modern three-bedroom apartment that is centrally located in the town centre within the Westbury Court development.

Offering convenient town centre living in the heart of Bicester, situated on the second floor, the property features a spacious entrance hallway leading to a bright and generously sized open plan living and kitchen area. Finished to a modern standard, with under floor heating, the kitchen is fitted with integrated white goods, with the living area providing doors that give access to a large private balcony.

The apartment offers three well-proportioned bedrooms, all recently decorated along with modern flooring throughout. There are two modern bathrooms, one of which is en suite to the master bedroom. A second balcony is accessed via the second bedroom, providing additional outdoor space.

Ideally positioned within close proximity to both Bicester train stations, the property offers excellent commuter links to Oxford, London and the surrounding areas. The town centre, with its shops, cafés, and local amenities, is also just a short distance away.



tap shower, glass screen, wc, basin

### **Communal Entrance**

Telephone entry system, stairs and lift access points, post box

### **Entrance Hall**

Airing cupboard, built in storage cupboard, heavy duty luxury vinyl wood effect flooring, access to all rooms

### **Kitchen Living Area**

Heavy duty luxury vinyl wood effect flooring, integrated oven, hob, extractor, washing machine, dishwasher, fridge freezer, base units, double doors to balcony

### **Bedroom One**

Double bedroom, heavy duty luxury vinyl wood effect flooring, two windows to front of property, access to ensuite.  
Ensuite- tiled floor, partially tiled walls, bath with over head shower, glass screen, wc, basin

### **Bedroom Two**

Double bedroom, heavy duty luxury vinyl wood effect flooring, double door to balcony

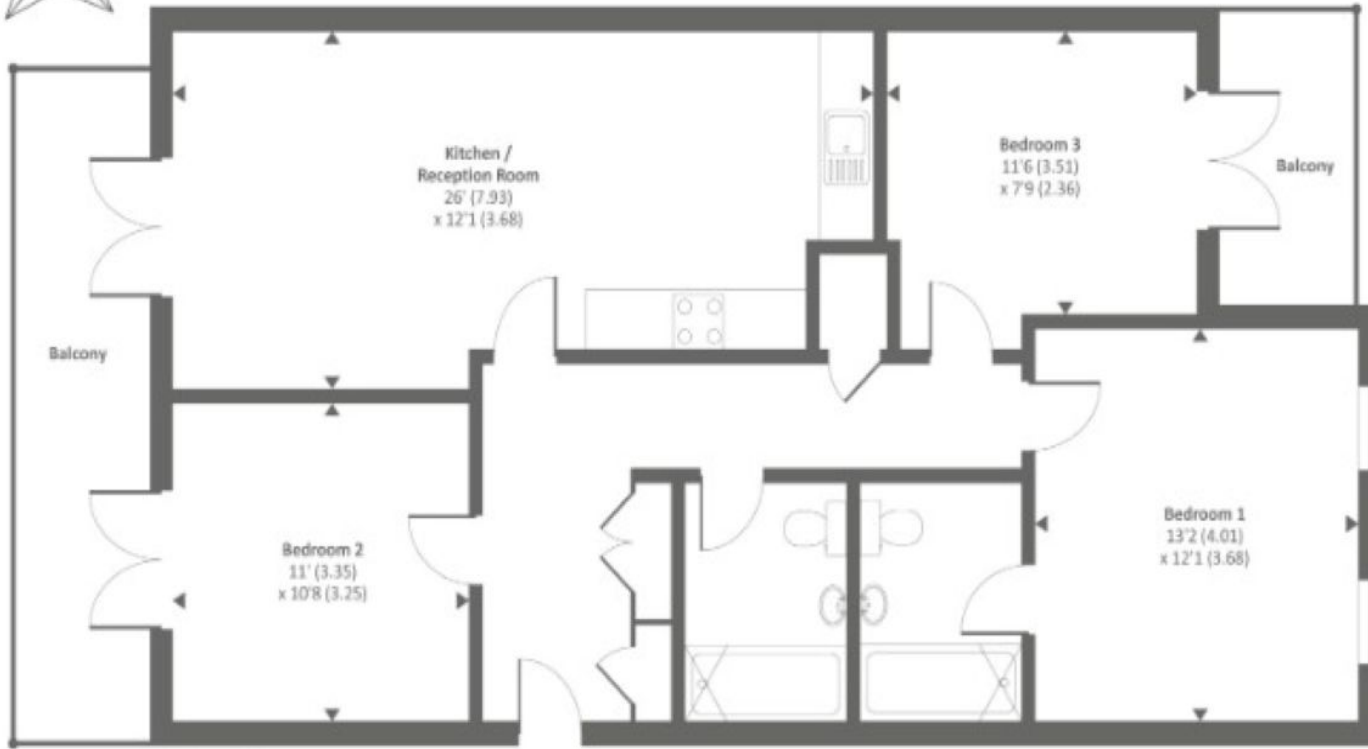
### **Bedroom Three**

Double bedroom, heavy duty luxury vinyl wood effect flooring, double door to balcony

### **Bathroom**

Tiled floor, partially tiled walls, bath with mixer





Approx. gross internal floor area 959 SQFT / 89 SQM



To view this property please contact Connells on

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 BICESTER OX26 6AA

EPC Rating: C Council Tax Band: C

Service Charge: 2000.00

Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BIC309731](https://www.connells.co.uk/Property/BIC309731)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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