



Bicester House Kings End, Bicester, OX26 6DT

Guide Price £240,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

RETIREMENT APARTMENT IN A CONVERTED PERIOD HOUSE WITH GARAGE AND OWN FRONT DOOR, CLOSE TO THE TOWN CENTRE.

Attractively presented, this property was specifically designed for the retirement market and has a lovely outlook to both the front and side. There is a stunning sitting/dining room which has lovely high ceilings, large feature windows & a fireplace with electric fire. The kitchen has a good range of units and there is a double bedroom with garden views & fitted wardrobes. The garage is in a block under a separate title with a 999 year lease from 1989 & the property has a twenty four hour emergency response pull cord system. Bicester House is a fine period building with beautiful gardens, library & sitting room. This unique environment is quiet and secure with easy access to local amenities. The property is of a brick and tile build type and has gas central heating which is off a communal boiler and charged pro rata depending on the size of the property. The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard & Superfast broadband are available. Mobile Coverage according to Ofcom, there is good coverage for EE, Three, O2 & Vodafone. 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. 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. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.





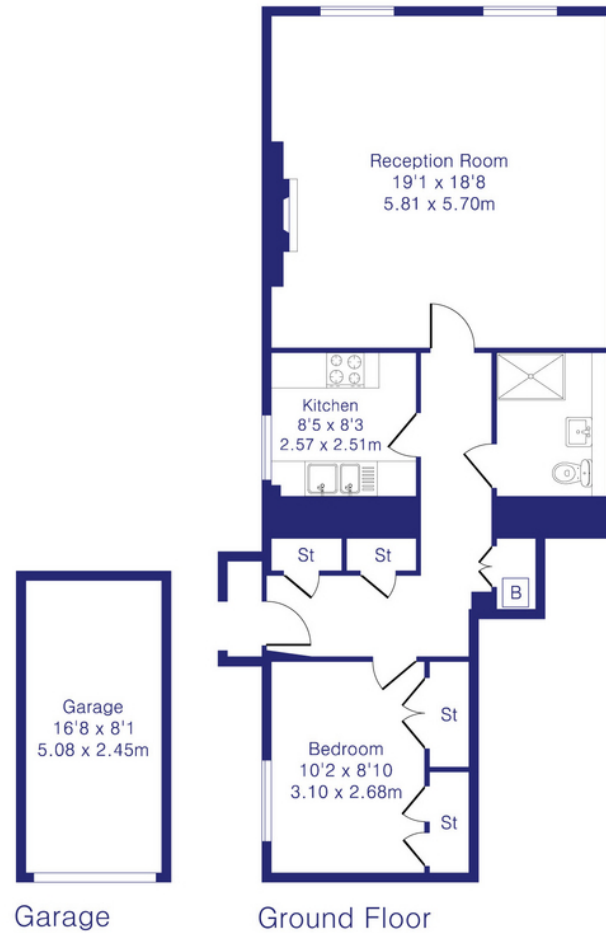
Key Features

- Retirement apartment with garage which is part of a converted house
- Stunning Sitting Room
- Double Bedroom with Fitted Wardrobes
- Gas Heating
- Property Service Charge: £4,112.52 per annum. Length of Lease 965
- Garage Service Service Charge: £33.00. Length of Lease 966 years left.
- See our website for up-to-date material information.
- Attractive Gardens and close to amenities
- Council Tax: Cherwell District Council B; EPC E

The Location

Local Shops 0.3m
 Bicester Market Square 0.3m
 Oxford Carfax Tower 13.6m
 London 62.7m
 Bicester North Station (London Marylebone from approx. 50 mins) 0.5m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.7m
 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 894 sq ft – 83 sq m
Ground Floor Area 766 sq ft – 71 sq m
Garage Area 128 sq ft – 12 sq m



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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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