

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**30 Trinity House West, Graven Hill,  
Bicester, Oxfordshire. OX25 2DR**

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**30 Trinity House West, Graven Hill, Bicester, Oxon. OX25 2DR**



**A Luxury Studio Apartment in Graven Hill with Lift to all Floors  
and Underground Parking Space**

**LEASEHOLD**

**£ 179,950**

- ❖ Luxury apartment Block in Graven Hill
- ❖ Communal entrance with fob entry and intercom
- ❖ Lift to all Floors
- ❖ Private Entrance Hall with utility cupboard
- ❖ Open plan Studio/Diner/Kitchen
- ❖ Balcony
- ❖ Bathroom/WC
- ❖ Secure underground parking space
- ❖ Close to Local Amenities

VIEWING  
APPOINTMENT:

DAY:

TIME:

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### Key Facts for Buyers:

**EPC:** Rating of B (82).  
**Council Tax:** Band A  
Approx. £1,643 per annum.

### Leasehold Information:

**Freeholder:** Adriatic Land  
13 Limited  
**Management Company:** Graven Hill  
Village Management Company Block E Ltd  
**Lease Term:** 150 years from 1 January  
2020  
**Service Charge:** approx. £651.95 per  
annum  
**Building Insurance:** approx. £205 per  
annum  
**Ground Rent:** £139.95 per annum

### Ground Floor:

**COMMUNAL HALLWAY**  
Wooden front door to:

### **ENTRANCE AREA:**

Plain plaster ceiling, luxury vinyl flooring,  
wall mounted "Hyco" panel heater,  
intercom, utility cupboard (*enclosing*  
*"Tempest" pressurised hot water cylinder,*  
*RCD/MCB electricity consumer unit,*  
*Economy 7 digital programmer, "Nuair"*  
*MRX Box heater recovery and air refresh*  
*system*), space for washing machine, space  
for clothes drying rack, internet hub box.

### **BATHROOM: 7'2 x 7'0**

Plain plaster ceiling, heat/ventilation  
recovery vent, downlighting, chrome heated  
towel rail, luxury vinyl flooring, panel  
enclosed bath with mixer tap shower  
attachment, sliding head support, screen,  
tiled surrounds, pedestal wash hand basin,  
mirror with light over, dual flush close  
coupled WC.

### **STUDIO: 16'0 x 15'3 overall**

**Studio Area:** Rear aspect twin PVC full  
height windows, multi-media socket, three  
Cat points, fitted 1200mm wardrobe.

**Kitchen/Dining Area:** Space for small  
table and chairs. Range of base and eye  
level units, square edge composite  
worksurfaces, tall unit (600mm wide)  
housing 1000mm tall fridge and 640mm  
freezer (3 drawers), integrated dishwasher,  
600mm under sink unit, undermounted  
stainless steel sink, 450mm base unit,  
stainless steel and glass fan oven/grill, 4-  
ring electric hob, 400mm drawers.

### Outside:

**COMMUNAL AREAS:** refer to  
photograph

**PARKING: 18'10 x 9'5 refer to**  
photograph

Allocated undercroft parking for one car.

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922



Entrance to Block



Communal Entrance Hall and Staircase



Communal Hallway and Flat Entrance Door



Entrance Area



Bathroom



Bathroom



Utility Cupboard



Studio Area

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922



Open Plan Studio/Kitchen Area



Kitchen Area

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Studio Area



Kitchen Area



View from Windows



Undercroft Parking (actual parking space TBC)



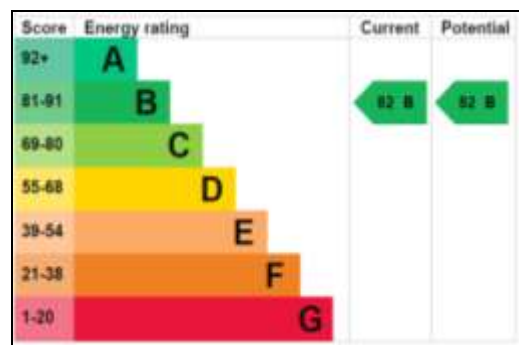
Street Scene



Street Scene



Park over the Road



EPC

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



**Space for Notes**

# BARTON FLEMING

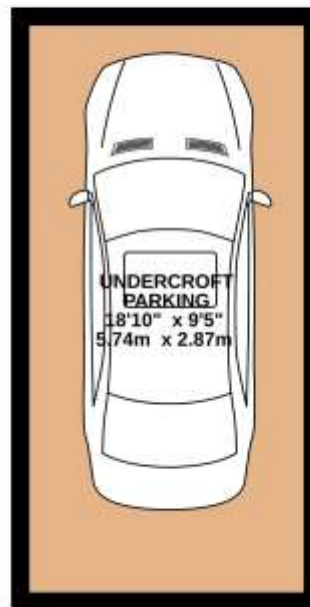
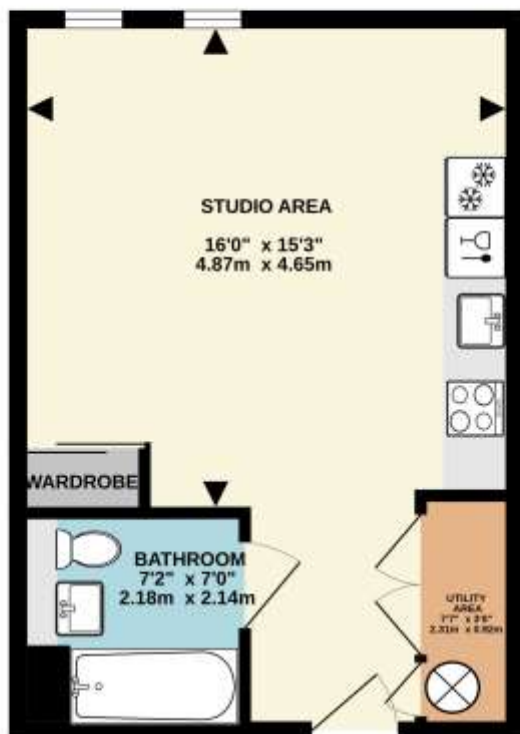
INDEPENDENT ESTATE AGENTS

Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

## FIRST FLOOR 367 sq.ft. (34.1 sq.m.) approx.



30 TRINITY HOUSE WEST, GRAVEN HILL, BICESTER, OXON. OX26 2DR

TOTAL FLOOR AREA: 367 sq.ft. (34.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with ArchiPro ©2025

These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at which the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.