BARTON FLEMING

INDEPENDENT ESTATE AGENTS



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

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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 **£ 155,000**

- **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**
- **Bathroom/WC**
- **Secure underground parking space**
- **Close to Local Amenities**

VIEWING APPOINTMENT:

DAY:

TIME:

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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, "Nuaire" 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.

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Entrance to Block





Communal Entrance Hall and Staircase





Communal Hallway and Flat Entrance Door



Entrance Area



Bathroom



Bathroom





Utility Cupboard



Studio Area

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Open Plan Studio/Kitchen Area



Kitchen Area

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Studio Area



Kitchen Area



View from Windows



Undercroft Parking (*actual parking space TBC*)



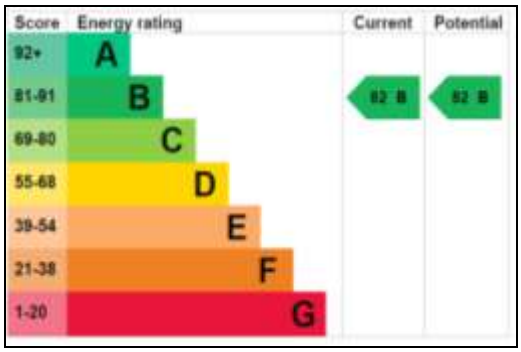
Street Scene



Street Scene



Park over the Road



EPC

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Space for Notes

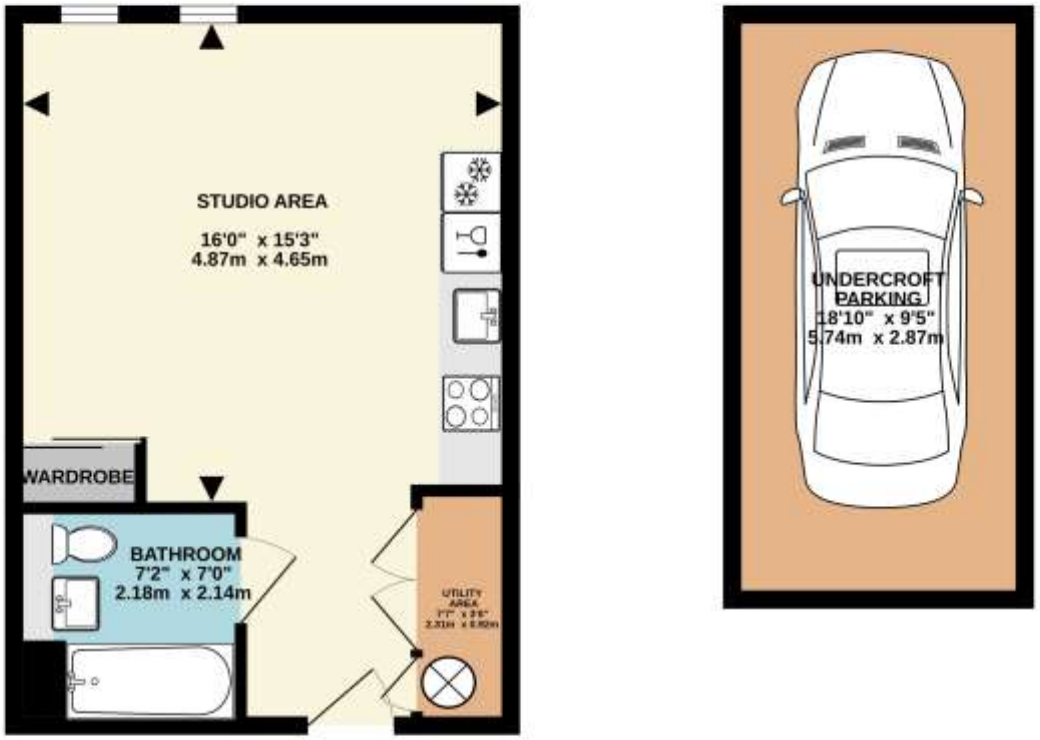
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FIRST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



30 TRINITY HOUSE WEST, GRAVEN HILL, BICESTER, OXON, OX25 2DR

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

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