

FOR SALE



Trinity House West, Graven Hill Road, Ambrosden
Guide Price £225,000


MARTIN&CO

Graven Hill Road, Ambrosden

Key Notes:

- Second Floor Apartment
- Close to Local Amenities
- Juliet Balcony
- Allocated Parking Space in Underground Car Park
- Open Plan Kitchen Dining Space
- Council Tax Band: B
- Ground Rent: £189.95 PA
- Service Charge: £1,829.26 PA
- Lease Term: 150 years from 1st January 2020
- Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co are delighted to present this beautifully presented one-bedroom apartment, offered fully furnished to a high standard and complete with an allocated underground gated parking space.

Situated within the popular Graven Hill development, this stylish apartment is an ideal first-time purchase or buy-to-let investment. Finished with contemporary décor and quality furnishings throughout, the property is ready to move straight into.

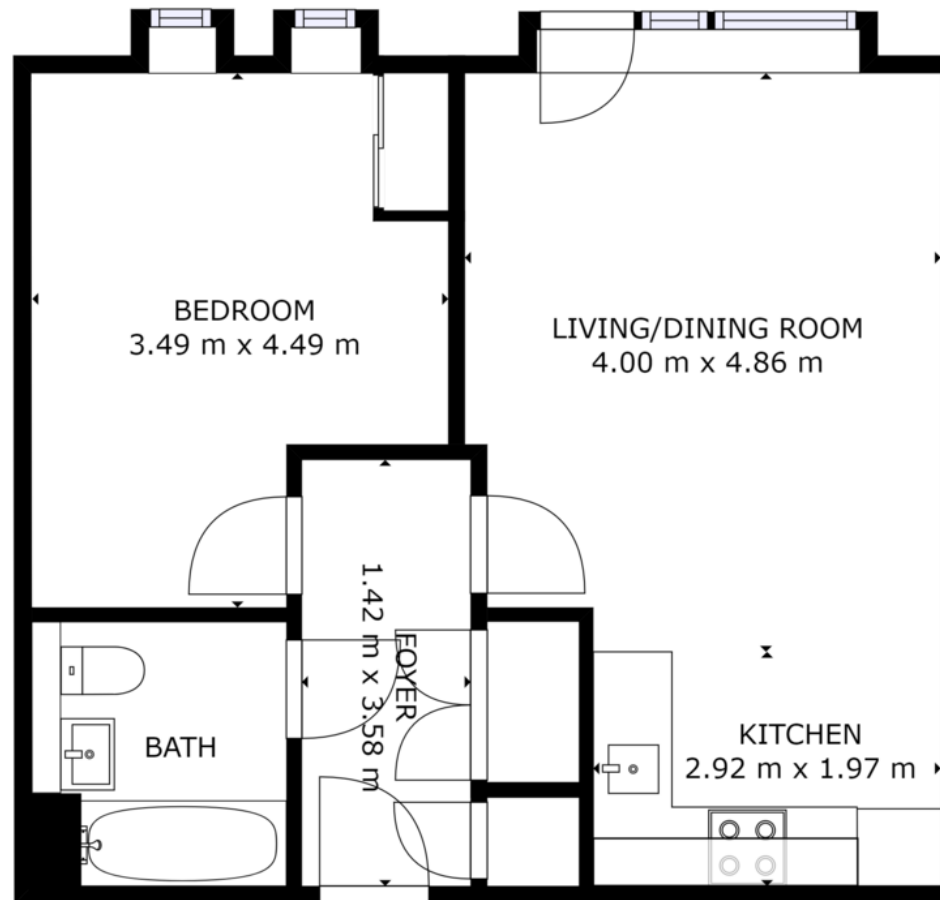
The accommodation comprises a welcoming entrance hall with a useful utility cupboard housing the heating controls, air filtration system, electrics, Wi-Fi connections, and a washer/dryer. The spacious double bedroom benefits from a fitted wardrobe with mirrored sliding doors and two windows that fill the room with natural light. The modern bathroom is finished with floor-to-ceiling tiling around the bath, which features an overhead shower, alongside a contemporary wash basin and WC.

The heart of the home is the bright and airy open-plan kitchen/living area. Large floor-to-ceiling windows and a Juliette balcony create a light-filled living space, while the modern fitted kitchen includes integrated white goods. The apartment is being sold with the high-quality furniture, making it an excellent turnkey opportunity.

Graven Hill is a thriving and innovative community located close to Bicester town centre and the renowned Bicester Village shopping destination. Residents enjoy excellent access to a wide range of shops, cafés, restaurants, schools, healthcare facilities, and leisure amenities.

Transport links are superb, with Bicester Village railway station within walking distance, providing direct services to Oxford and London. The M40 and A34 are also easily accessible, offering convenient road links to Oxford, Birmingham, Milton Keynes, Cambridge, and beyond.





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 54 m²
TOTAL: 54 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Martin & Co Oxford

31 Woodins Way • Paradise Street • • OX1 1HD
T: 01865 812110 • E: oxford@martinco.com

01865 812110

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

