

**FOR SALE**



**Westacott Road, Bicester**  
**Guide Price £265,000**

  
**MARTIN&CO**

# Westacott Road, Bicester

Guide Price £265,000

## Key Notes:

- Ground Floor
- Communal Gardens
- Local Amenities Nearby
- Allocated Parking Space
- No Onward Chain
- Council Tax Band: B
- Ground Rent: £239.95 PA
- Service Charge: £2,224.74 PA
- Lease Term: 150 Years from 1<sup>st</sup> January 2020
- Tenure: Leasehold



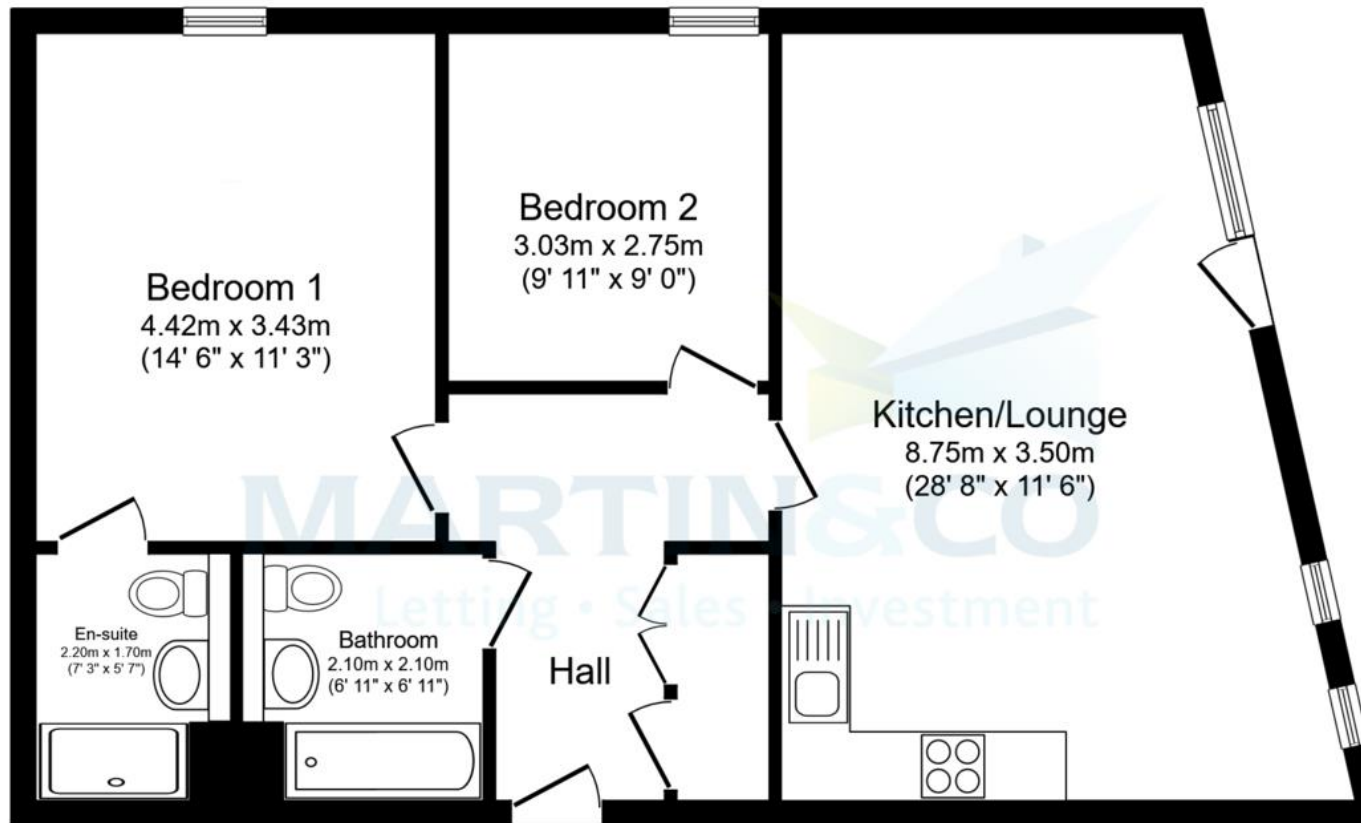
Martin & Co are pleased to present a Two Bed Ground Floor Apartment situated in Queens House in Graven Hill. The apartment is being sold with No Onward Chain and Tenants in Situ.

The apartment comprises of Two Bedrooms, Open-Plan Kitchen Living Space and Two Bathrooms one of which is the En-Suite Shower Room to the Principle Bedroom. The hallway also benefits from having ample storage space. The apartment also attractively has an allocated parking space within the development.

This two bedroom flat in Graven Hill offers the ideal mix of modern living and natural beauty. Known for its expansive green spaces, the area provides a peaceful setting. Conveniently located near the M40, it ensures easy travel to London, Birmingham, and Oxford making it perfect for both relaxation and commuting.



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



Total floor area: 71.6 sq.m. (771 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Martin & Co Oxford

31 Woodins Way • Paradise Street • •OX1 1HD  
T: 01865 812110 • E: [oxford@martinco.com](mailto:oxford@martinco.com)

# 01865 812110

<http://www.martinco.com>

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**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.