



2 Saxon Court Wessex Way, Bicester, OX26 6AX

Guide Price £100,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful, one bedroom ground floor retirement apartment offering spacious and well designed accommodation. The property has been redecorated and recarpeted in recent years. There is a lovely dual aspect sitting room, a kitchen specifically designed for retirement living, a large double bedroom and a large bath/wet room. Assisted living means; there is 24 hours site staffing, numerous activities available and the provision of lunch at a reasonable cost. The development also benefits from extensive communal facilities to include; a large sociable guest lounge, discounted restaurant, one hours assistance and a guest room. Outside there are communal gardens and guest parking.

MATERIAL INFORMATION

A purpose built, one bedroom ground floor retirement apartment. 25 years old. Mains; water, drainage and electricity. Heating; electric principally by storage heaters. Broadband - likely predicted availability according to Ofcom; all broadband speeds including Ultrafast are likely to be available. Mobile phone coverage - likely predicted availability according to Ofcom; EE good outdoor and steady in home, O2, Three and Vodafone, good outdoor and variable in home. The property has a 125 year Lease from 2001. Current ground rent - £613.00 pa approximately, current annual service charge (2026) £9,152.79p.

The property is located in a conservation area.

Local Authority - Cherwell District Council - B; EPC rating - C





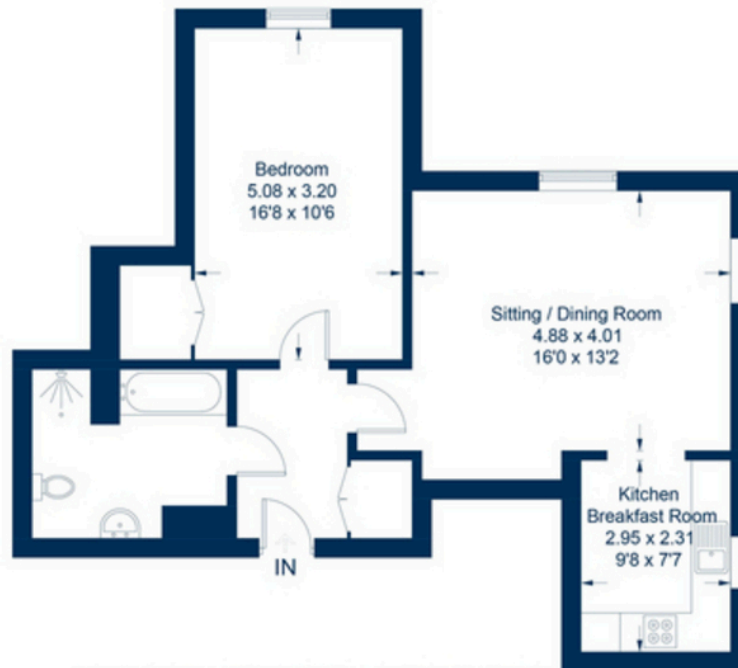
Key Features

- A super ground floor retirement apartment
- Convenient to all amenities
- Generous dual aspect living room
- Kitchen specifically designed for the retirement market
- Large double bedroom
- Large bathroom/wet room
- Assisted living with discounted restaurant
- Communal gardens, parking and facilities.
- No onward chain
- See our website for up-to-date material information

The Location

Enjoying an ideal situation for a retirement property, central yet quiet and a level walk from Bicester's stations and other amenities. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

Approximate Gross Internal Area= 62.3 sq m / 670 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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