



12 Linden Lodge, Bicester, OX26 6GE

Guide Price £300,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A ground floor two double bedroom flat in this popular purpose built retirement block. Ideally located in central Bicester a 'stones throw' from the shops and amenities. The property is to your right of the communal hall and lounge. The entrance hall has a cloakroom and two very handy and good size store cupboards. The sitting room has French doors out to the communal garden and leads into the fitted kitchen. There are two spacious double bedrooms, one with a fitted wardrobe and there is a shower room. Outside are communal gardens and parking allocated on a 'first come first served' basis.

Built by specialist retirement developer Churchill in a lovely central, yet quiet location. Communal facilities at Linden Lodge are excellent, they include a light bright lounge and a super guest suite. There is a great communal atmosphere and lots of activities ranging from coffee mornings to bingo.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard and Superfast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good coverage outdoor and variable indoor for EE, O2 & Vodafone and good coverage outdoor for Three (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. Communal parking is available and there is a store adjacent to the entrance to Linden Lodge, suitable for mobility scooters/mobility aids. Local Authority: Cherwell District Council - D. EPC. B





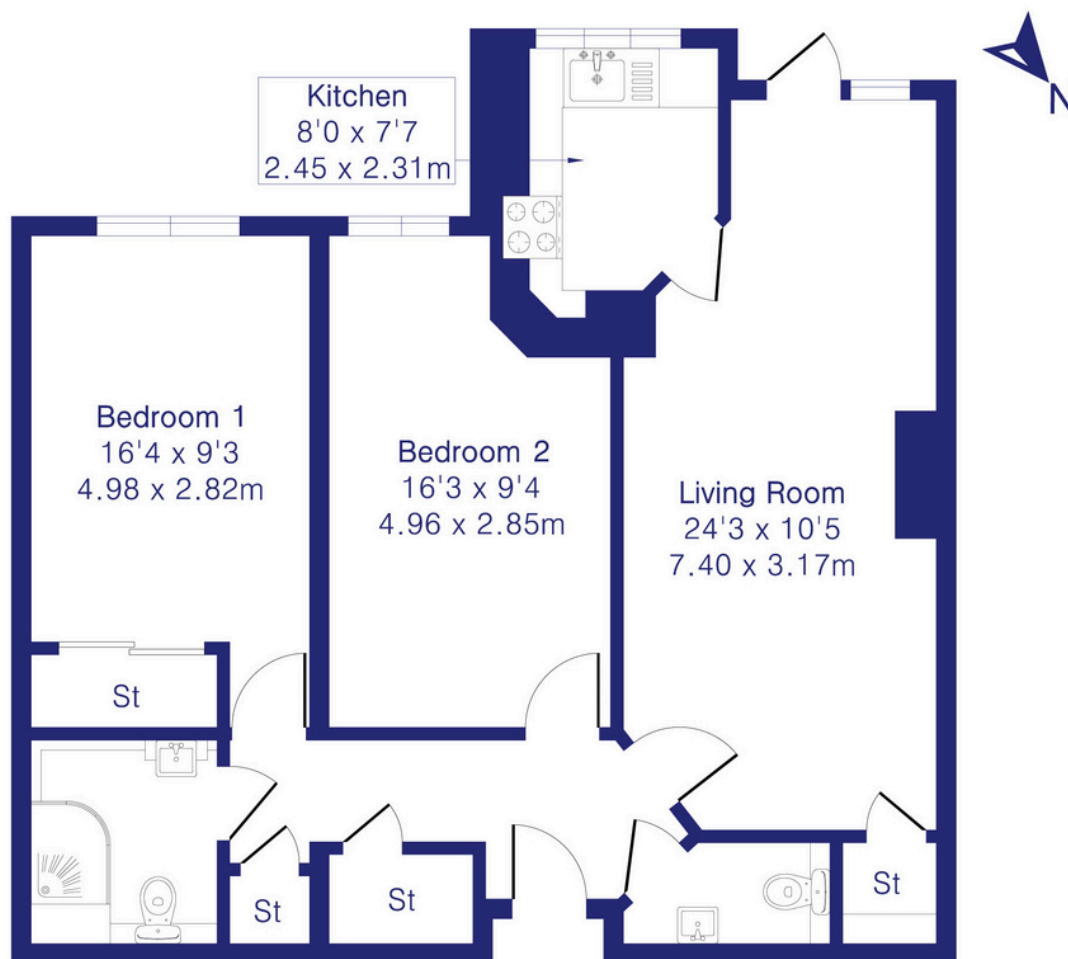
Key Features

- Two Double Bedrooms
- Sitting Room
- Fitted Kitchen
- Cloakroom
- Shower Room
- Electric Heating
- Communal Gardens
- Lease Length 125yrs from 2017
- Management Charge £4572 pa, Ground Rent £889. pa
- Heating and Water incl in Management Fee

The Location

Local Shops 0.1m
 Bicester Market Square 0.2m
 Bicester Village 0.8m
 Bicester North Station (London Marylebone from approx. 50 mins) 0.6m
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 0.6m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.2m
 All times and distances are approximate.

Approximate Gross Internal Area 784 sq ft - 73 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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