



Flat 27 The Quadrangle Bicester House, Bicester, OX26 6HZ
Guide Price £270,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A ground floor bright and airy two double bedroom apartment specifically for the retirement market in a quiet quadrangle overlooking the well maintained communal gardens close to the town centre.

Off the hall are a dual aspect fitted kitchen, dual aspect sitting room with a fireplace, a useful cupboard, dual aspect principal bedroom with fitted wardrobes, a further double bedroom and a bathroom. Outside a real feature of Bicester House are the attractive, well maintained and landscaped communal gardens. The property has a twenty four hour emergency response pull cord system. There is no allocated parking and the available spaces are on a first come first serve basis.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and in home coverage for EE, 02, Three & Vodaphone (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. There is a provision on the sale of the property that the owner will make a contribution to the sinking fund, please ask Thomas Merrifield for further details. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority: Cherwell District Council - D. EPC - D





Key Features

- Two Double Bedrooms
- Dual Aspect Sitting Dining Room
- Fitted Kitchen
- Bathroom
- Attractive Communal Gardens.
- Ground Floor with Own Front Door
- Close the Town Centre and the local Amenities
- Parking on a First Come First Serve Basis
- Lease Length 999yrs from 1990
- Service Charge £4575.36 pa

The Location

The property forms part of a popular retirement development with attractive landscaped communal gardens. Bicester House is a fine period building with a library, sitting room and conservatory.

Local Shops 0.3m

Bicester Market Square 0.3m

Bicester North Station (London Marylebone from approx. 50 mins) 0.6m

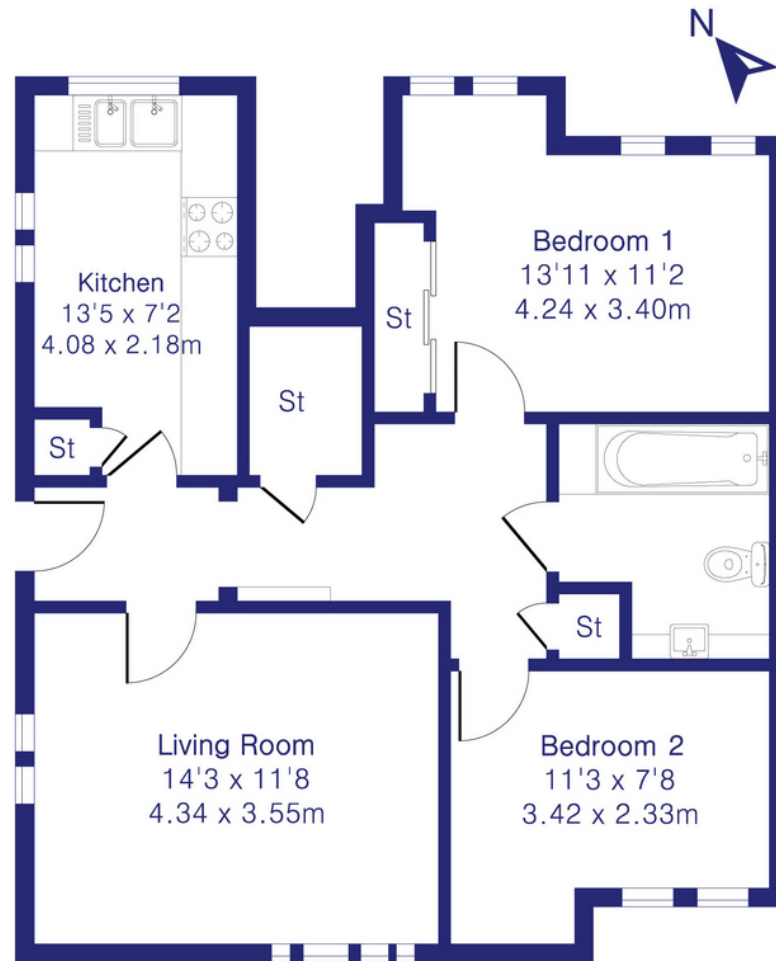
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.6m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.4m

All times and distances are approximate.



Approximate Gross Internal Area 700 sq ft - 65 sq m



Ground Floor

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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