

FOR SALE



Westacott Road, Bicester
Guide Price £255,000


MARTIN & CO

Westacott Road, Bicester

Key Notes:

- Ground Floor Apartment
- 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 1st January 2020
- Tenure: Leasehold



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		



Martin & Co are delighted to present this well-presented two-bedroom ground floor apartment, situated within the sought-after Queens House development at Graven Hill and offered to the market with no onward chain.

The property comprises two generously sized bedrooms, including a principal bedroom with en-suite shower room, a modern open-plan kitchen/living area, and a contemporary family bathroom. The spacious hallway further benefits from ample built-in storage, enhancing the practicality of the apartment.

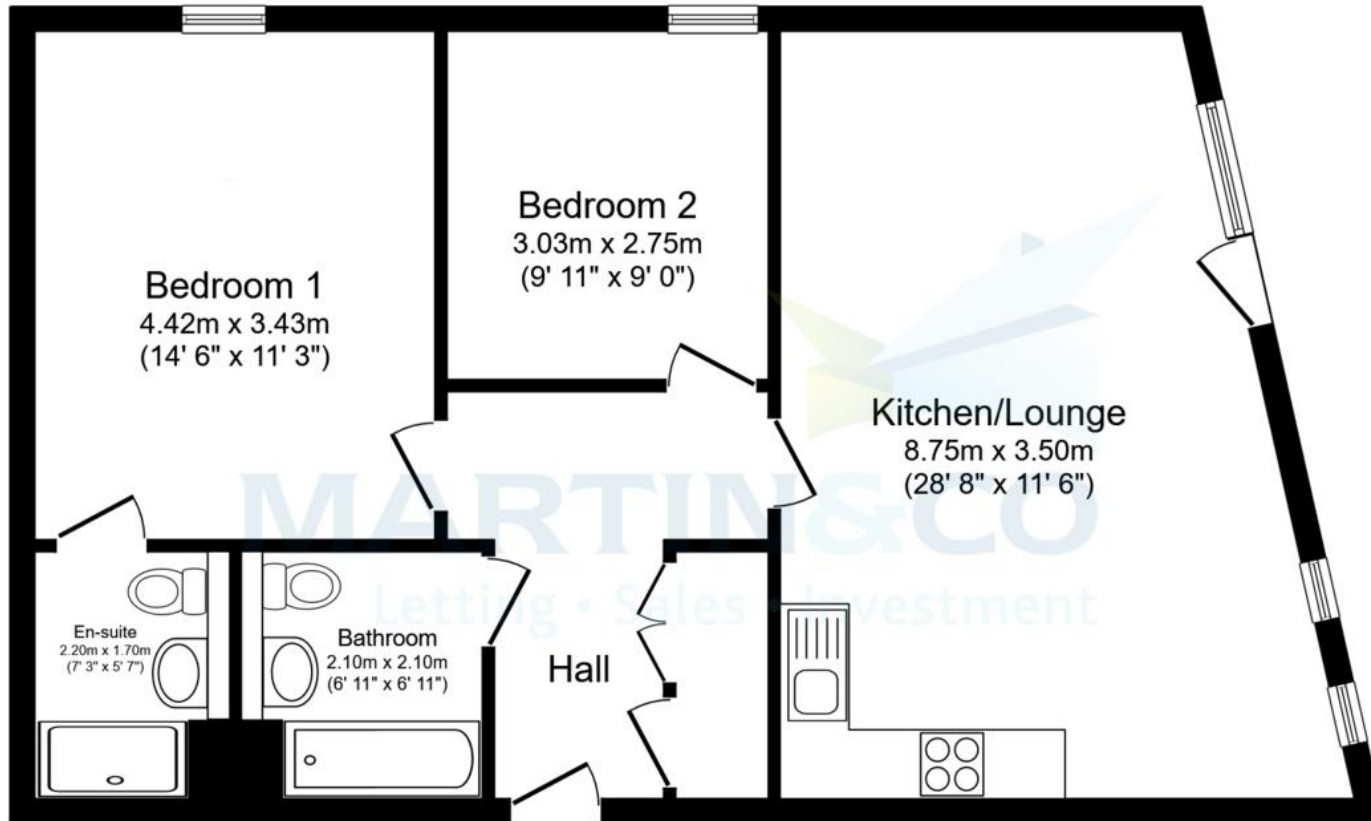
Externally, the property also benefits from an allocated parking space within the development.

Located within the highly regarded Graven Hill community, the apartment offers an excellent balance of modern living and green surroundings. The area is well known for its open spaces, community atmosphere, and convenient access to local amenities.

Ideally positioned for commuters, the property provides excellent transport links with easy access to the M40, connecting directly to Oxford, Birmingham, and London.

This property would make an ideal first-time purchase, investment opportunity, or downsizing option.





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

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.