



21 Saxon Court, Bicester, OX26 6AX

Guide Price £150,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious first floor two bedroom retirement apartment with a balcony in this highly regarded assisted living development situated within walking distance of the town centre shops and amenities.

Stairs and a lift from the communal entrance hall lead to the apartment on the first floor. Off the hall are the bath/wet room with the principal bedroom to your right with fitted wardrobes, a further bedroom or additional reception room with a door out to the balcony ahead of you and the sitting dining room to your left again with a door to the balcony and the fitted kitchen off it.

Assisted living means there is 24 hour site staffing, numerous activities available in the guest lounge with many social events should you wish to partake and the provision of lunch in the restaurant at a reasonable cost, available to the clients. No onward chain.

The development also benefits from extensive communal facilities to include; one hour's assistance, guest rooms. Outside the parking for both guests and residents is on a first come first served basis with no allocation of parking spaces and there are attractive communal gardens Council Tax Band C. EPC B

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 coverage outdoor and in home for EE and good coverage outdoor and variable in home for 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.





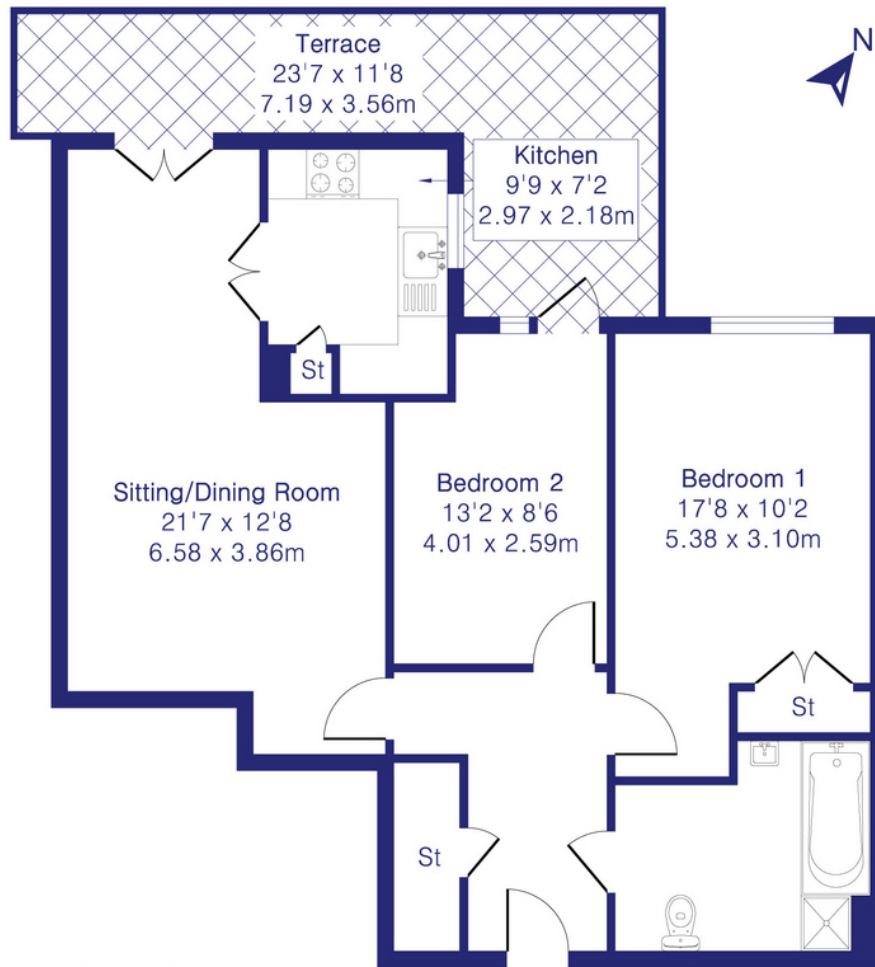
Key Features

- Two Double Bedrooms
- Balcony
- 1 Hour of Domestic Work Done for You/ Week
- 24 Hours on Site Manager and Call Assistance
- Communal Guests Lounge
- Discounted Restaurant
- Lease Length 125 Years from 2001, 122 Years Remaining
- Service Charge £11967 pa
- Ground Rent £846 pa
- Electric Heating

The Location

Local Shops 0.1m
 Bicester Market Square 0.1m
 Bicester North Station (London Marylebone approx. 43m)
 0.6m
 Bicester Village Station (London Marylebone from 44 mins,
 Oxford 14 mins) 0.3m
 Manorsfield Road Bus and Coach Station to Oxford,
 Buckingham, Milton Keynes and Cambridge 0.6m

Approximate Gross Internal Area 777 sq ft - 72 sq m



First 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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