





### Property Description

Located within a well-regarded retirement development close to Bicester town centre, this ground-floor one-bedroom apartment is available with no onward chain and offers a comfortable, secure setting for independent living. The property benefits from 24-hour on-site care support, providing reassurance and flexibility for residents who may require assistance now or in the future.

The apartment features a spacious living/dining room with French doors opening outside, creating a bright and airy feel. The fitted kitchen includes an electric hob, oven, fridge freezer and washing machine. The double bedroom is generously sized and accompanied by an en-suite wet room designed for ease of access. Emergency pull cords and an intercom system are fitted throughout for peace of mind.

Residents have use of communal lounges and social spaces, with regular events and activities available for those wishing to take part. The development is ideally positioned within walking distance of the town's shops, cafés, restaurants and leisure amenities.

This shared ownership property is offered at a 75% share, with no rent payable on the remaining 25%. A range of care packages can be tailored to suit individual needs, with charges based on the level of support required. Monthly fees and lease details are listed below.

### Different Care Packages

Core Care Charge: £285.74 (based on one occupant)

Tailored Care Charge: £232.27 (this is based on the minimum care package of two hours per week, at a charge of £26.80 per hour).

BPHA service charge: £624.18 per month

Lease length: 110 years







**Floor Plan**

Total floor area 51.9 m<sup>2</sup> (558 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

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5 Market Square  
 BICESTER OX26 6AA

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BIC309543](https://www.connells.co.uk/Property/BIC309543)**

This is a Leasehold property with details as follows; Term of Lease 110 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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