

FOR SALE



Westacott Road, Ambrosden
Offers in Excess of £245,000


MARTIN&CO

Westacott Road, Ambrosden

Key Notes:

- Second Floor Apartment
- Two Double Bedrooms
- Two Bathrooms (inc En-Suite Shower)
- Allocated Parking Space
- Council Tax Band: B
- No Onward Chain
- Ground Rent: £249.95 PA
- Service Charge: £2,322.68 PA
- Lease Term: 150 Years from 1st January 2020
- Tenure: Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A stylish and contemporary two-bedroom apartment with allocated parking, ideally positioned within the highly sought-after Graven Hill development in Bicester.

Beautifully presented throughout, this modern apartment offers bright and spacious accommodation, perfectly suited to first-time buyers, investors, downsizers, or professional commuters alike. The heart of the home is the impressive open-plan living and kitchen area, designed to create a versatile and sociable space for both relaxing and entertaining. French doors open onto a Juliet balcony, allowing plenty of natural light to flow through the apartment and enhancing the sense of space throughout.

The contemporary kitchen is well-equipped with integrated appliances and ample storage, seamlessly blending into the living area to provide a modern and practical layout.

There are two generously sized double bedrooms, both benefitting from fitted wardrobes, whilst the principal bedroom further enjoys a stylish en-suite shower room. A modern family bathroom with shower over bath serves the second bedroom and guests alike. The apartment also benefits from a useful utility cupboard housing a washer/dryer, together with additional storage space within the hallway.

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

Graven Hill is a unique and forward-thinking community, renowned for its mix of contemporary homes, green open spaces, and strong neighbourhood feel. The development has become increasingly popular due to its excellent balance of modern living and convenient connectivity.

The property is ideally situated for commuters, offering excellent transport links via the A34 and M40 (Junction 9 approximately three miles away), providing straightforward access to Oxford, Birmingham, London, and surrounding areas. Bicester town centre, local amenities, schools, and the highly regarded Bicester Village train station are all within easy reach, with regular rail services to both London Marylebone and Oxford.

Early viewing is highly recommended to fully appreciate the quality, space, and location this superb apartment has to offer.





Second Floor

Approximate Gross Internal Area

Total Area: 71.5 m² ... 770 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

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