

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**30 Trinity House West, Graven Hill,  
Bicester, Oxfordshire. OX25 2DR**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**30 Trinity House West, Graven Hill, Bicester, Oxon. OX25 2DR**



**A Luxury Studio Apartment in Graven Hill with Lift to all Floors  
and Underground Parking Space**

**LEASEHOLD**

**£ 175,000**

- ❖ Luxury apartment Block in Graven Hill
- ❖ Communal entrance with fob entry and intercom
- ❖ Lift to all Floors
- ❖ Private Entrance Hall with utility cupboard
- ❖ Open plan Studio/Diner/Kitchen
- ❖ Bathroom/WC
- ❖ Secure underground parking space
- ❖ Close to Local Amenities

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of B (82).  
**Council Tax:** Band A  
Approx. £1,643 per annum.

### Leasehold Information:

**Freeholder:** Adriatic Land  
13 Limited  
**Management Company:** Graven Hill  
Village Management Company Block E Ltd  
**Lease Term:** 150 years from 1 January  
2020  
**Service Charge:** approx. £651.95 per  
annum  
**Building Insurance:** approx. £205 per  
annum  
**Ground Rent:** £139.95 per annum

### Ground Floor:

#### COMMUNAL HALLWAY

Wooden front door to:

#### ENTRANCE AREA:

Plain plaster ceiling, luxury vinyl flooring, wall mounted "Hyco" panel heater, intercom, utility cupboard (*enclosing "Tempest" pressurised hot water cylinder, RCD/MCB electricity consumer unit, Economy 7 digital programmer, "Nuairé" MRX Box heater recovery and air refresh system*), space for washing machine, space for clothes drying rack, internet hub box.

#### BATHROOM: 7'2 x 7'0

Plain plaster ceiling, heat/ventilation recovery vent, downlighting, chrome heated towel rail, luxury vinyl flooring, panel enclosed bath with mixer tap shower attachment, sliding head support, screen, tiled surrounds, pedestal wash hand basin, mirror with light over, dual flush close coupled WC.

#### STUDIO: 16'0 x 15'3 overall

**Studio Area:** Rear aspect twin PVC full height windows, multi-media socket, three Cat points, fitted 1200mm wardrobe.

**Kitchen/Dining Area:** Space for small table and chairs. Range of base and eye level units, square edge composite worksurfaces, tall unit (600mm wide) housing 1000mm tall fridge and 640mm freezer (3 drawers), integrated dishwasher, 600mm under sink unit, undermounted stainless steel sink, 450mm base unit, stainless steel and glass fan oven/grill, 4-ring electric hob, 400mm drawers.

### Outside:

**COMMUNAL AREAS:** refer to photograph

**PARKING:** 18'10 x 9'5 refer to photograph

Allocated undercroft parking for one car.

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Entrance to Block



Communal Entrance Hall and Staircase



Communal Hallway and Flat Entrance Door



Entrance Area



Bathroom



Bathroom



Utility Cupboard



Studio Area

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Open Plan Studio/Kitchen Area



Kitchen Area

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Studio Area



Kitchen Area



View from Windows



Undercroft Parking (actual parking space TBC)



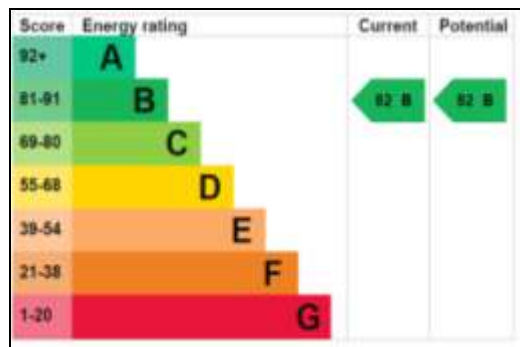
Street Scene



Street Scene



Park over the Road



EPC

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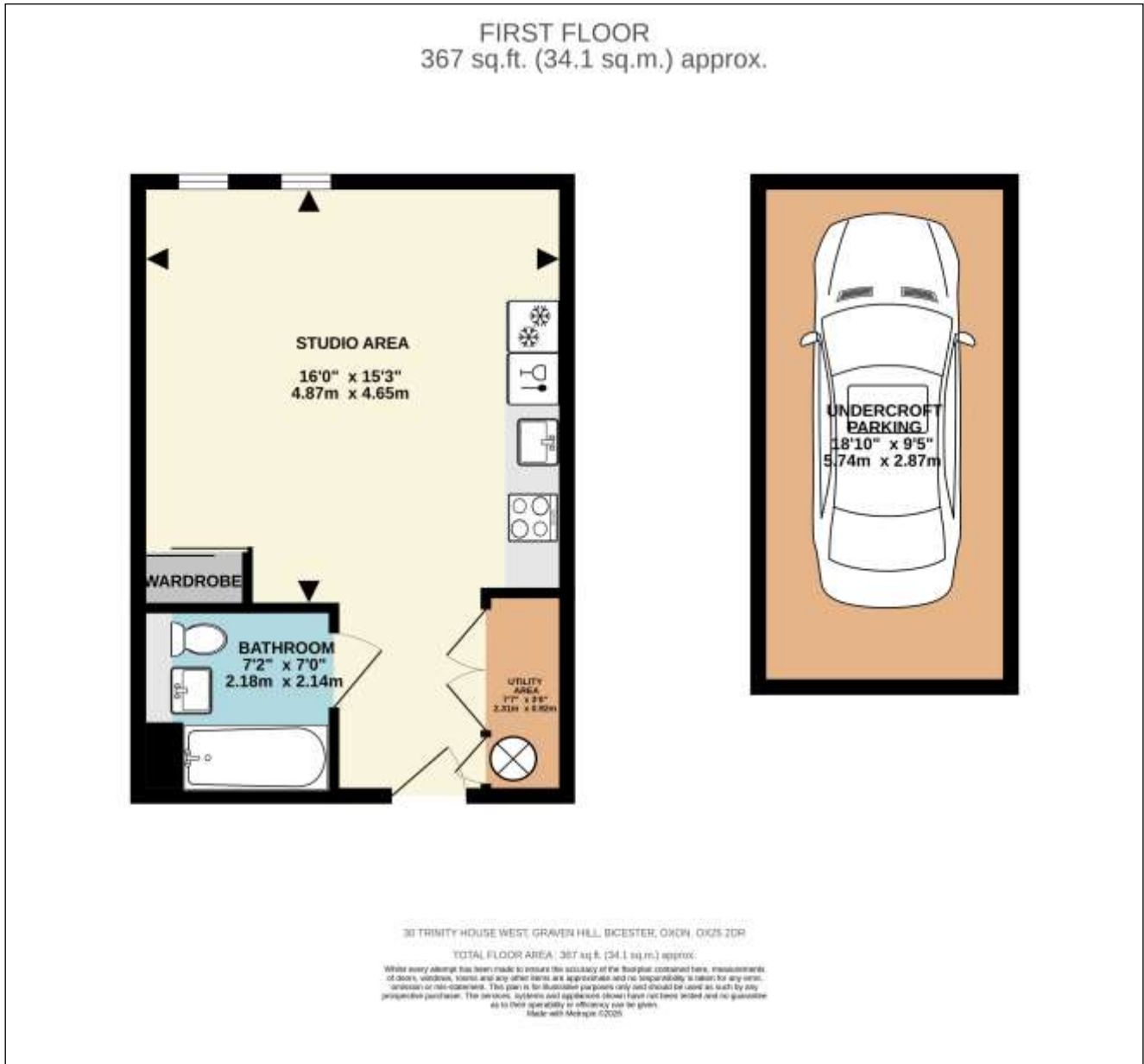
*Space for Notes*

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