



PALMER HOUSE
APARTMENTS

20 Roberts Drive, Ambrosden

Bicester



Guide Price £295,000



I M S

20 Roberts Drive

Ambrosden, Bicester

IMS are pleased to present this stylish two-bedroom, first floor apartment located on the highly sought-after Graven Hill development on the outskirts of Bicester. Graven Hill is one of the UK's most exciting and popular new developments, well regarded for its strong community feel, contemporary design, and excellent connectivity.

The property is offered **chain free**, providing a smooth and straightforward purchase opportunity for any buyer.

Beautifully designed throughout, the apartment is bright and airy, with an abundance of natural light. Finished with Karndean flooring and sleek modern fixtures and fittings, the open-plan kitchen/living space provides an ideal setting for both relaxing and entertaining.

The contemporary kitchen is fitted with a high-spec range of appliances, including a multi-function oven, ceramic hob, integrated fridge freezer and dishwasher, along with a freestanding washer dryer.



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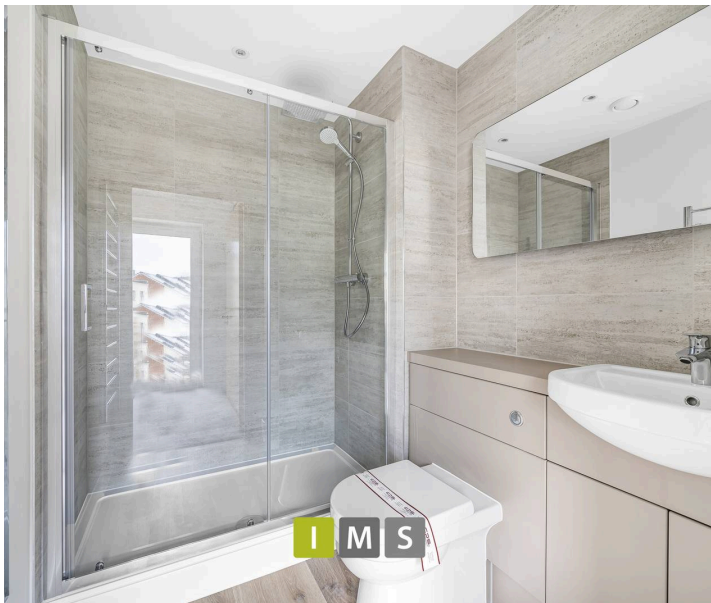
20 Roberts Drive

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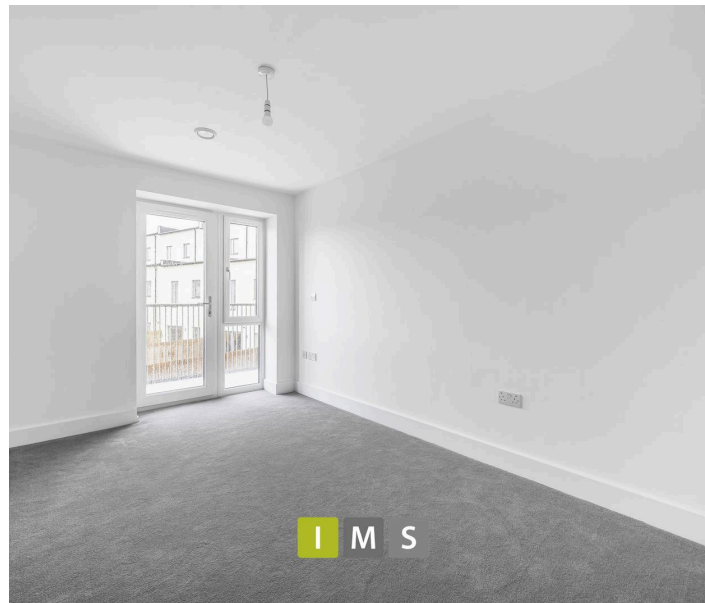
Large floor to ceiling glazed doors open onto a **south-facing balcony**, seamlessly extending the living space outdoors and allowing for plenty of natural sunlight throughout the day.

The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the second bedroom is also a generous double. A further modern bathroom with shower over bath completes the accommodation, both finished with neutral tiling.

Further benefits include fitted blinds, and allocated parking for one car. This beautifully finished apartment is offered **chain free** and presents an excellent opportunity for first-time buyers, investors, or those looking to downsize in a highly desirable location.



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Ideally positioned close to Bicester town centre, the apartment also benefits from excellent transport links, including easy access to Bicester Village train station, offering fast services into London Marylebone and Oxford, as well as convenient road connections via the A41, A34 and M40.

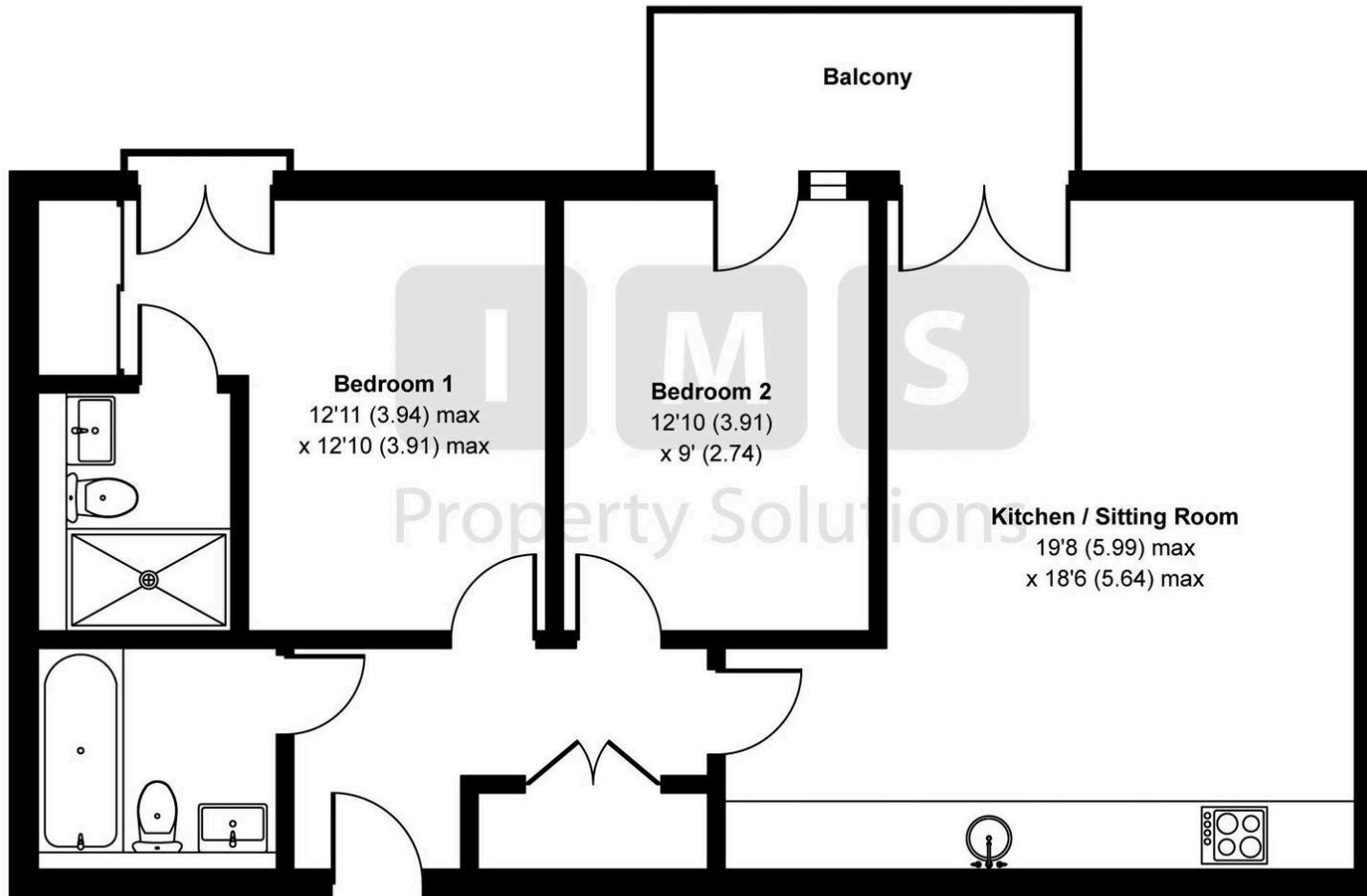
- Key Information

- Price: £295,000
- Tenure: Leasehold
- Years Remaining: 146
- Management charge: £1,800 per year
- Council Tax Band: B
- EPC: B
- Utilities: Electric & Mains Water
- Parking : Allocated parking space
- Construction: Brick
- Estimated broadband speeds: Standard 3 mbps / Superfast 80 mbps / Ultrafast 2000 mbps
- Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Flood risk: Surface water Very low

Roberts Drive, Ambrosden, Bicester, OX25

Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for IMS Property Solutions. REF: 934981



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