



**Connells**

Hometree House London Road  
BICESTER

### Property Description

Connells are pleased to offer this one bedroom retirement apartment, situated on the first floor, within Hometree House, that is located in the heart of the town centre.

The accommodation is neatly arranged and easy to manage, comprising an entrance hall with built-in storage, a kitchen, and a comfortable living/dining room with space to relax or entertain. There is a double bedroom with built in storage and a bathroom, whilst the development boasts communal gardens and a communal parking area.

The property itself is in need of some attention to be modernised.

Hometree House was constructed by McCarthy & Stone and comprises 36 properties arranged over three floors each served by a lift. Hometree house provides a residents' lounge, laundry room, 24 Hour emergency call system, and is serviced by a lift to all floors.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.



### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

Laminate floor, built in storage, emergency pull cord

### **Kitchen**

Vinyl floor, wall and base units, space for fridge freezer, archway access to living diner

### **Living Diner**

Carpet, window to rear of property, emergency pull cord, archway access to kitchen

### **Bedroom**

Double bedroom, carpet, built in double door storage cupboard, emergency pull cord, window to rear of property

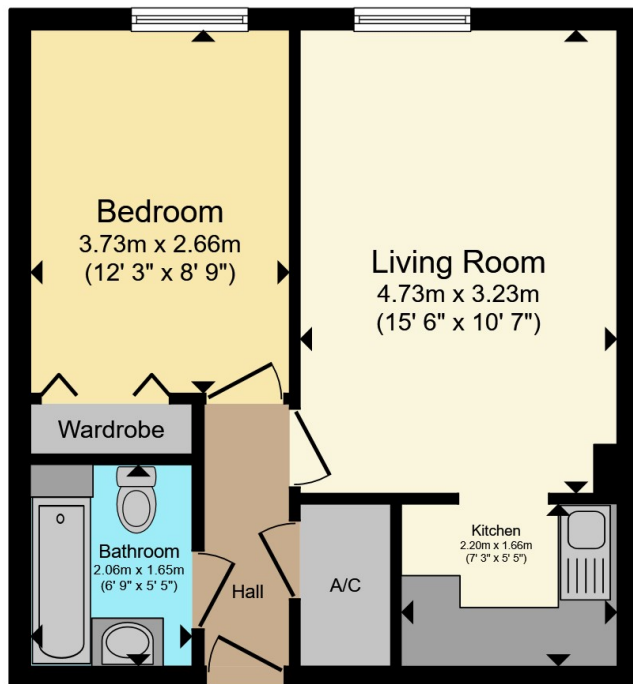
### **Bathroom**

Vinyl floor, tiled walls, bath with electric shower, wc, basin, emergency pull cord

### **Agents Note**

Annual Service Charge: £4,889.88  
Annual Ground Rent: £480.54  
The ground rent is due to be reviewed (2029).  
The ground rent is determined by a formula contained within the lease.  
Lease is 99 years from December 1986





**First Floor**

Total floor area 38.7 m<sup>2</sup> (417 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01869 244761**  
**E [bicester@connells.co.uk](mailto:bicester@connells.co.uk)**

5 Market Square  
 BICESTER OX26 6AA

EPC Rating: C Council Tax Band: A

Service Charge: 4889.88

Ground Rent: 480.54

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BIC309722](http://connells.co.uk/Property/BIC309722)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Dec 1986. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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