18 Saxon Court Wessex Way, Bicester, OX26 6AX

Guide Price £90,000 Leasehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

A spacious ground floor, one bedroom retirement apartment with a door to the communal gardens. Situated in this highly regarded assisted living development within walking distance of the town centre, shops and amenities. No onward chain. The entrance hall has an airing cupboard, with the large bath and wet room to your right. The double bedroom has a fitted wardrobe and the sitting dining room is to your left with the fitted kitchen off.

Assisted living means there is 24 hour site staffing, numerous activities available and the provision of lunch at a reasonable cost, available to the clients. The development also benefits from extensive communal facilities to include; a guest lounge with many social events should you wish to partake, discounted restaurant, one hour's assistance, guest rooms. Outside the parking for both guests and residents is on a first come first served basis with no allocation of parking spaces and there are attractive communal gardens

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available. Mobile - According to Ofcom there is good outdoor and in home coverage for EE and good outdoor with variable in home coverage for 02, Three and Vodaphone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are awaited. Local Authority: Cherwell District Council: B. EPC - C.

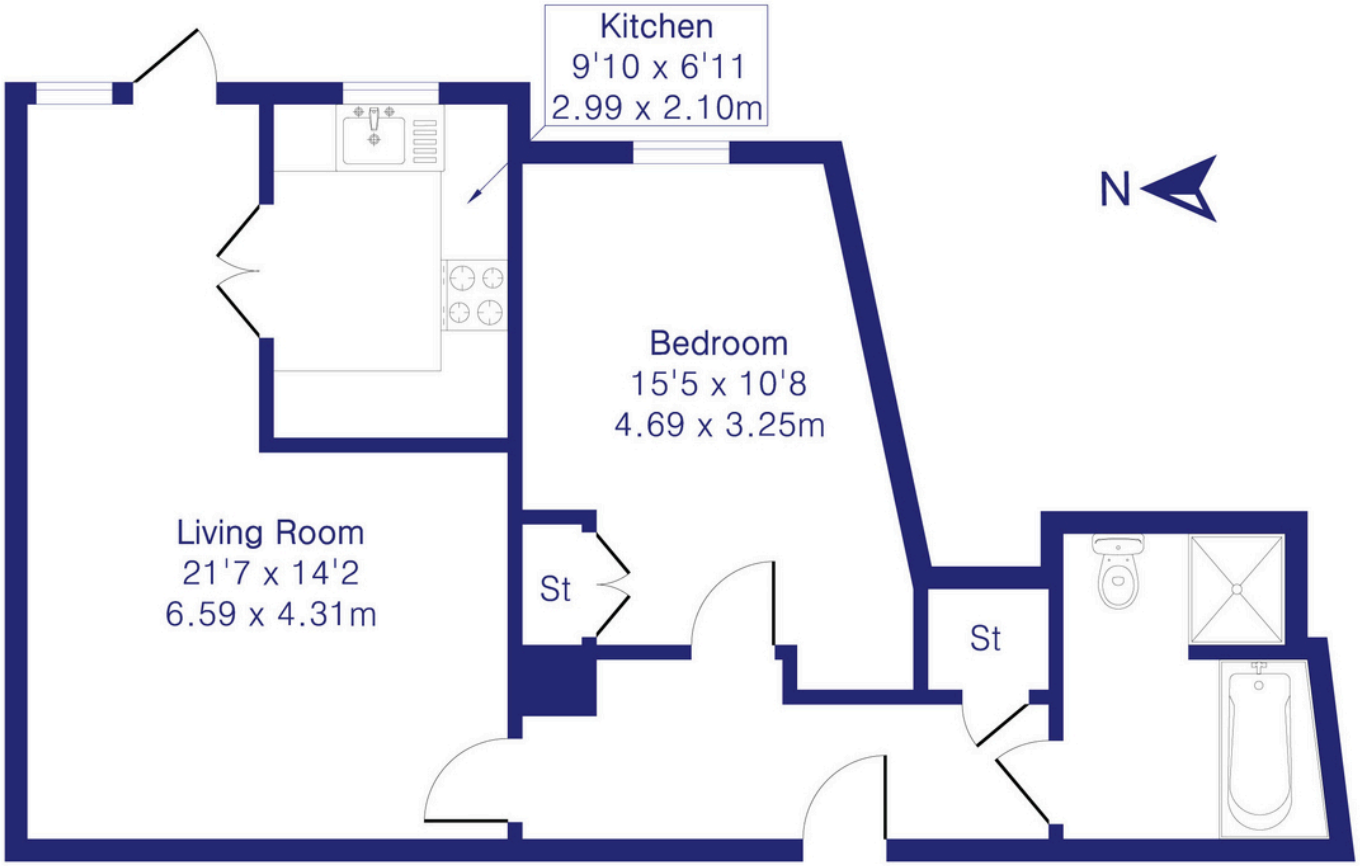
Key Features

- Retirement Development
- Central Bicester
- 1 Hour of Domestic Work Done for You/ Week
- 24 Hour call Assistance
- Communal Guests Lounge
- Discounted Restaurant
- Electric Heating
- Lease Length 125 Years From Feb 2001 Years Remaining 99
- Service Charge £9152.79 pa
- Ground Rent £725.24 pa

The Location

Local Shops 0.1m
Bicester Market Square 0.1m
Bicester North Station (London Marylebone approx. 43m) 0.6m
Bicester Village Station (London Marylebone from 44 mins, Oxford 14 mins) 0.3m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.6m

Approximate Gross Internal Area 623 sq ft - 58 sq m



Ground Floor

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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