

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**17 Hometree House, London Road,  
Bicester, Oxfordshire. OX26 6BP**

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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

**17 Hometree House, London Road, Bicester, Oxon. OX26 6BP**



**A One Bedroom First Floor Retirement Flat with  
Communal Facilities in the Heart of the Town. Kitchen,  
Lounge Diner and Bathroom.**

**LEASEHOLD**

**£ 65,000**

- ❖ Entrance Hall
- ❖ Bathroom
- ❖ Bedroom
- ❖ Lounge Diner with View over Communal Garden
- ❖ Kitchen
- ❖ Communal Facilities including:
- ❖ Communal Living Room
- ❖ Laundry Room
- ❖ Communal Garden
- ❖ Residential Caretaker/Manager's Office
- ❖ Located In the Heart of the Town Centre

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

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## Hometree House:

Hometree House was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 3 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency "Appello" call system. 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.

## **COMMUNAL FACILITIES:**

Residents' Lounge, Communal Laundry, 24 Hour Emergency "Appello" call System, Guest Suite, Lift to all floors.

## **COMMUNAL GARDENS:** refer to photographs.

## Annual Charges:

Annual Service Charge: £4,889.88  
Annual Ground Rent: £480.54

The ground rent is reviewed every 20 years (*next review due in 2029*). The ground rent is determined by a formula contained within the lease.

## **Lease:**

Term: 99 years from 1 December 1986.

## Key Facts for Buyers:

**EPC:** Rating of C (76).  
**Council Tax:** Band A  
Approx. £1,643 per annum.

## Flat 17:

Wooden front door and spy hole to:

### **HALL:**

Coving, vinyl flooring, airing cupboard, alarm system and pull cord, entry intercom hand set.

### **BATHROOM: 6'9 x 5'6**

Extractor fan, coving, alarm pull chord, fully tiled walls, panel enclosed bath with "Triton T80Z" electric shower, close coupled WC, inset wash hand basin with cupboard under.

### **BEDROOM: 12'2 x 8'8**

Rear aspect PVC tilt and open window, coving, alarm pull cord, storage heater, built-in wardrobe.

### **LOUNGE DINER: 15'6 x 10'7**

Rear aspect PVC tilt and turn window, coving, alarm pull cord, wall light point, storage heater, BT master socket, TV point, power socket with USB points, archway to:

### **KITCHEN: 7'3 x 5'5**

Extractor fan, coving, vinyl flooring. Range of base and eye level units (*original to 1986*), stainless steel sink, space for upright fridge freezer.

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Block



Communal Lift and First Floor Hallway



Living Room



Living Room



Living Room



Kitchen



Bedroom



Bedroom

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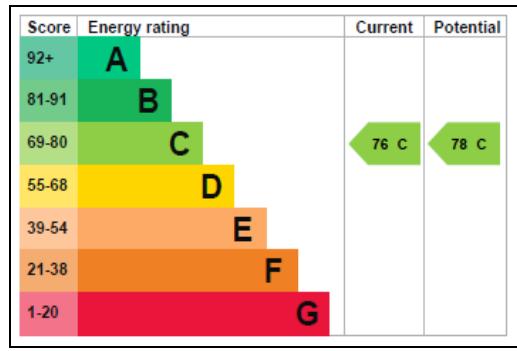
Bathroom



Bathroom



Bathroom



EPC



Outlook from Lounge Diner

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Communal Lounge



Communal Library



Communal Dining Area



Manager's Office



Communal Laundry Facilities



Communal Gardens



Communal Gardens



Communal Gardens

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**Space for Notes:**

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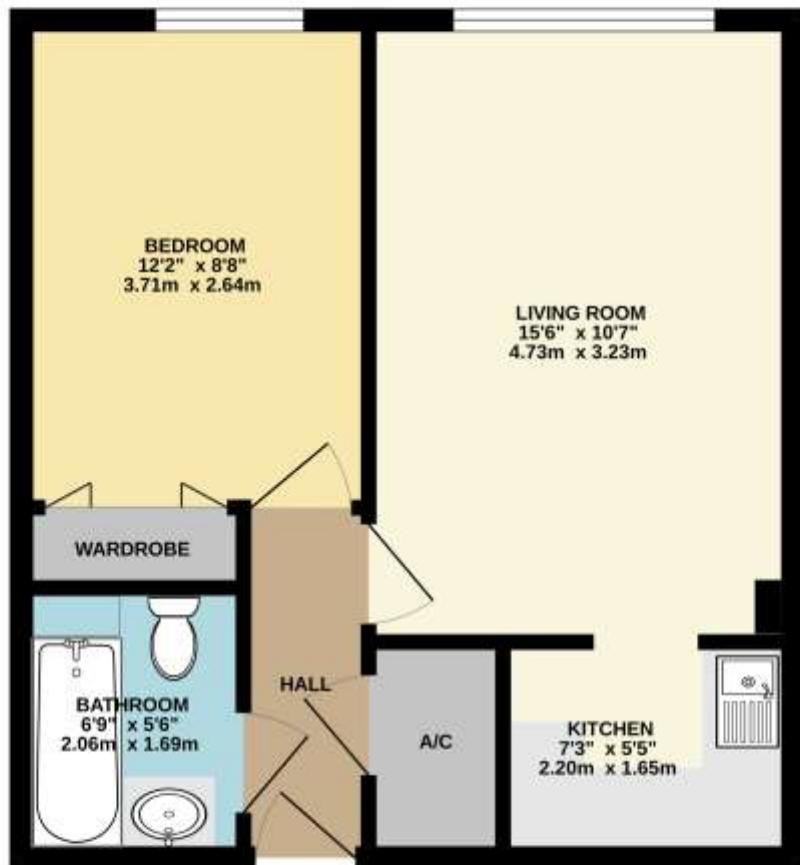
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FIRST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



17, HOMETREE HOUSE, LONDON ROAD, BICESTER, OXON, OX26 8BP

TOTAL FLOOR AREA: 416 sq.ft. (38.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor reserves the right to accept any offer made on these details and no general statement as to their suitability or efficiency can be given.  
Made with Metropix 5.02B.

These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.