

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



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

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Web: www.bartonfleming.co.uk
E-mail: 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:

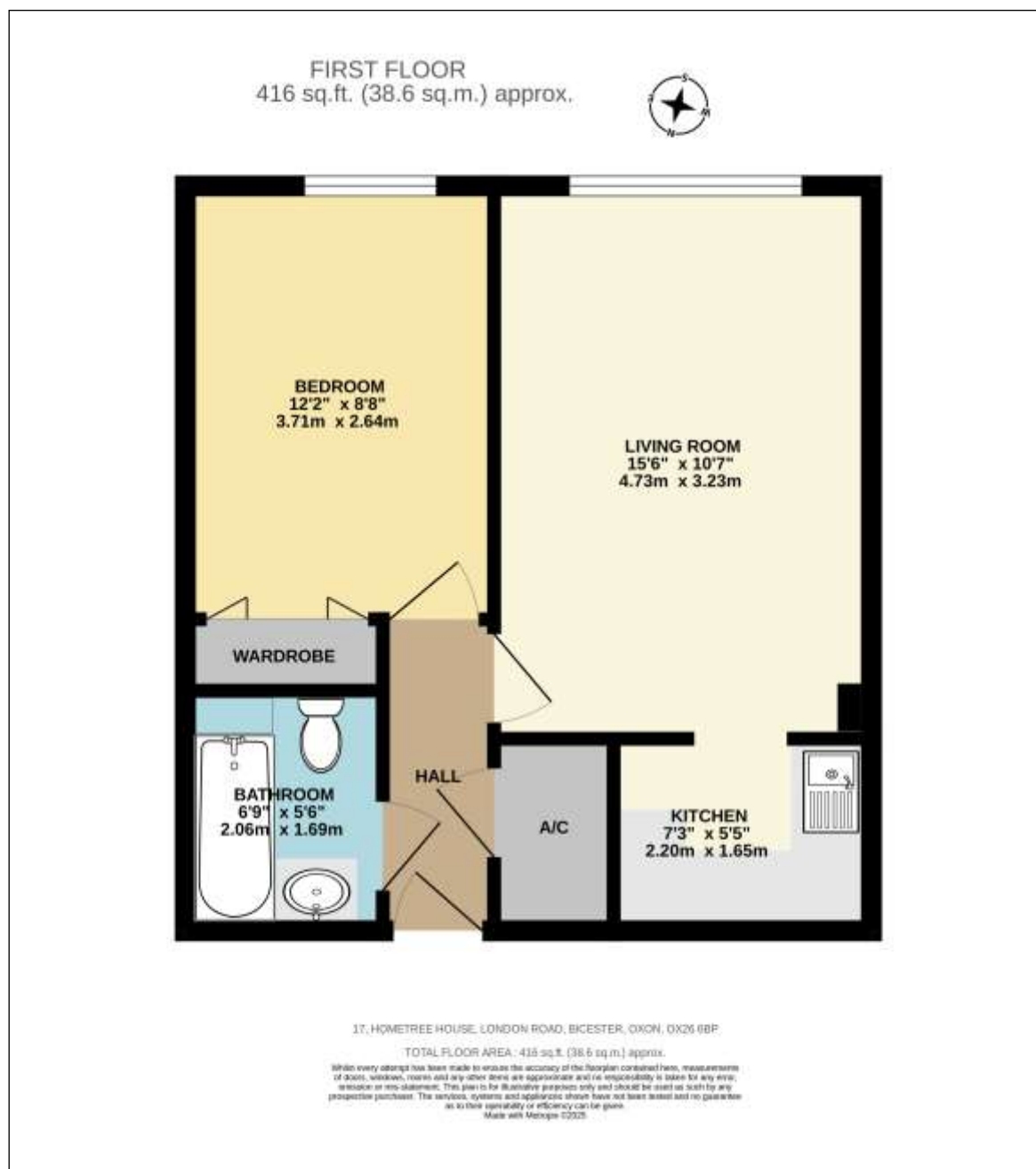
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