



A spacious ground floor; two double bedroom retirement apartment in this highly regarded assisted living development. It is situated within walking distance of the town centre shops and amenities. No onward

17 Saxon Court
Bicester Oxfordshire OX26 6AX

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A spacious ground floor, two double bedroom retirement apartment in this highly regarded assisted living development. It is situated within walking distance of the town centre shops and amenities. The communal entrance hall leads to the apartment. The entrance hall has three store cupboards, a sitting dining room with a door out to a small patio and communal gardens. The kitchen is fitted with wall and base units. There are two double bedrooms with fitted wardrobes to the main bedroom and a large bath and wet room.

SITUATION

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 are communal gardens and guest parking. Located in an excellent quiet yet central position within a thriving and historic market town with an excellent range of; shopping, eating, dining and recreational opportunities.

AGENTS NOTES

All main services are connected. Electric Heating.

Local Authority: Cherwell District Council; EPC Rating: C

Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



DIRECTIONS

Local Shops 0.1m, Bicester Market Square 0.1m, Oxford Carfax Tower 15.2m, London 63.3m, 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



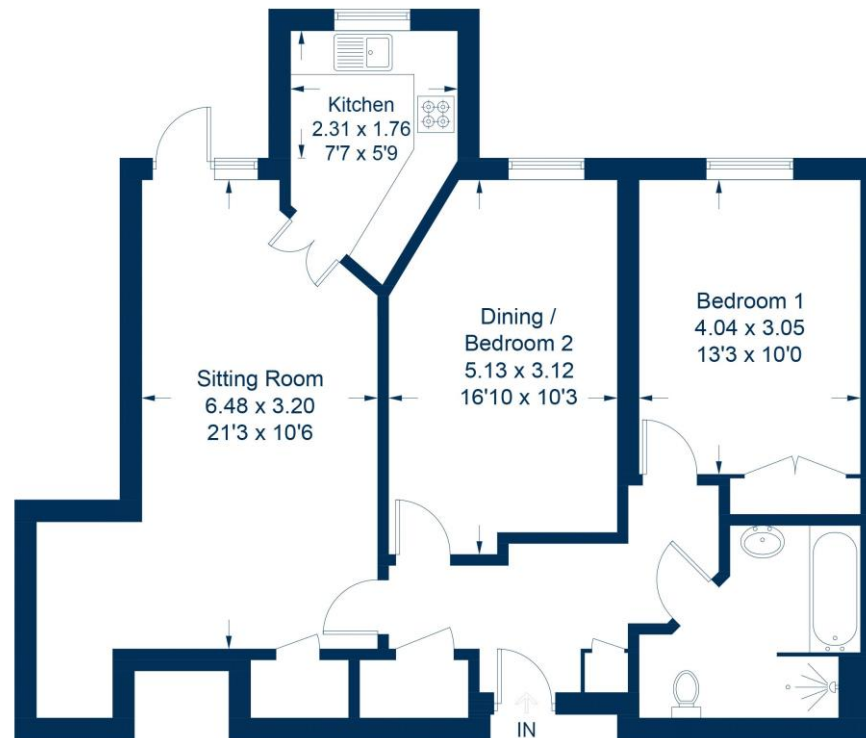


- **Ground Floor Apartment**
- **Two Double Bedrooms**
- **Sitting Room**
- **Fitted Kitchen**
- **Bath/Wet Room**
- **Electric Heating**
- **24 Hours call Assistance and 1 Hour of Domestic Work Done for You a Week**
- **Communal Guests Lounge and Discounted Restaurant**
- **A 125 year lease from July 2001. Service Charge: £9,108.06 Next review August 2023. Ground rent £385 per annum Review 1/2/2024.**
- **Council Tax: C**

Guide Price £175,000 Leasehold



Approximate Gross Internal Area
79.5 sq m / 856 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**THOMAS
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SALES LETTINGS

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