



A two bedroom first floor retirement apartment, recently re-decorated and re-carpeted, offering its own private balcony.

21 Saxon Court  
Bicester Oxfordshire OX26 6AX



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A two bedroom first floor retirement apartment, recently re-decorated and re-carpeted, offering its own private balcony. The property, which is specifically designed for retirement, is the only one of its design at Saxon Court. The accommodation comprises; a well proportion sitting/dining room, a kitchen specifically designed for the retirement market, two bedrooms and a wet room with walk in shower area. Saxon Court is an assisted living development, which means that there is 24 hour site staffing and a discounted restaurant. In addition, the property benefits from attractive communal gardens and other extensive communal facilities.

### SITUATION

Located in a quiet yet central position within reach of all amenities. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

### AGENTS NOTES

All main services are connected. with the exception of gas. Electric heating.

Local Authority: Cherwell District Council; EPC Rating: B

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



### DIRECTIONS

Exit Bicester Market Square via the London Road. At the mini roundabout take the third exit into Wessex Way and Saxon Court is in front of you.



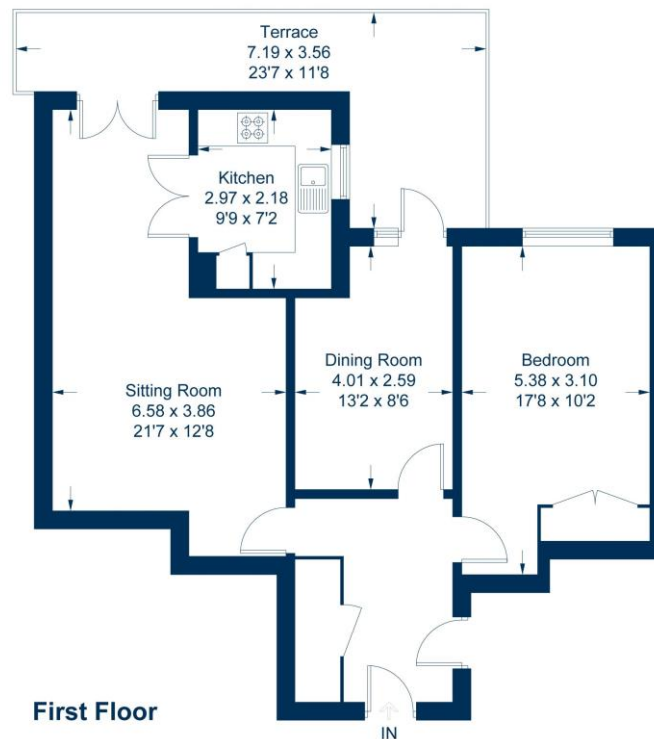


- **Spacious first floor two bedroom apartment**
- **With its own private balcony**
- **Prestigious assisted living development**
- **Specifically designed for the retirement market**
- **Many communal facilities and activities**
- **125 year lease from 2001. Ground rent £385 per annum Next review date 2024**
- **Service Charge £8,420.47 per annum**
- **Next review date: September 2022**
- **Council Tax Band: C**
- **No onward chain**

**Guide Price £175,000 Leasehold**



Approximate Gross Internal Area  
First Floor = 65.7 sq m / 707 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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