

FOR SALE



Graven Hill Road, Bicester

1 Bedroom, 1 Bathroom, Studio

Guide Price £160,000




MARTIN&CO



Key Notes: <ul style="list-style-type: none"> • Furnished inc. Integrated Appliances • Tenants in Situ- October 2024 • Walking Distance to Train Station- Bicester Village • Council Tax Band: A • Ground Rent: £134.95 PA • Service Charge: £1,257.68 PA • 146 Years Remaining on Lease 	Score	Energy rating	Current	Potential
	92+	A		
	81-91	B	85 B	85 B
	69-80	C		
	55-68	D		
	39-54	E		
	21-38	F		
	1-20	G		

Martin & Co welcome this stunning Modern Studio Apartment within Graven Hill, Bicester. The Studio is being sold with TENANTS IN SITU and NO ONWARD CHAIN.

The studio comprises of a Fitted Wardrobe, Integrated Kitchen Appliances such as Dishwasher, Fridge Freezer, Oven Cooker and a freestanding Washing Machine in the Utility Cupboard. The Bathroom benefits from having a Bath with an overhead shower and an Electric Towel Heater.

The thriving Bicester Village and Bicester market town are very close by and boasts a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, and many sporting facilities, clubs and associations.

Commuter's links are excellent with public transport to Oxford, Buckingham, Milton Keynes and Cambridge, the Bicester village train station is under a mile walk away along with access via car to the M40 to London, Birmingham and the A34 to Oxford and the South.

Martin & Co Oxford

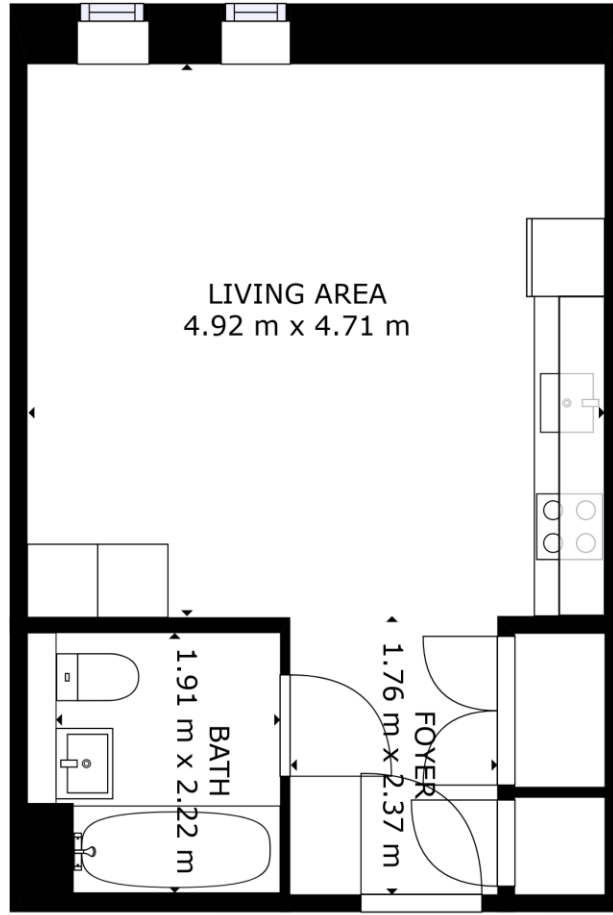
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



GROSS INTERNAL AREA
FLOOR 1: 35 m²
TOTAL: 35 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

Link to Virtual Tour: <https://my.matterport.com/show/?m=FdKut12Y5MU>