

FOR SALE



Trinity House West, Graven Hill Road

1 Bedroom, 1 Bathroom, Apartment

Offers In Excess Of £225,000





Key Notes:

- Second Floor Apartment
- 146 Years Remaining on Lease
- Council Tax Band: B
- Ground Rent: £175.00 Per Annum
- Service Charge: £1,500.00 Per Annum
- Underground Gated Parking
- Physical Viewing Recommended
- No Onward Chain
- Nursery to be Built on the side of Trinity House West

Martin & Co are pleased to present a Modern One Bedroom Apartment. It is fully furnished to a high standard including built in white goods & includes an Allocated Underground Gated Parking Space.

This stunning luxury apartment in the popular development of Graven Hill would make a great investment property or first step on the ladder.

The thriving Bicester Village and Bicester market town are 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/associations.

Communication 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.

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



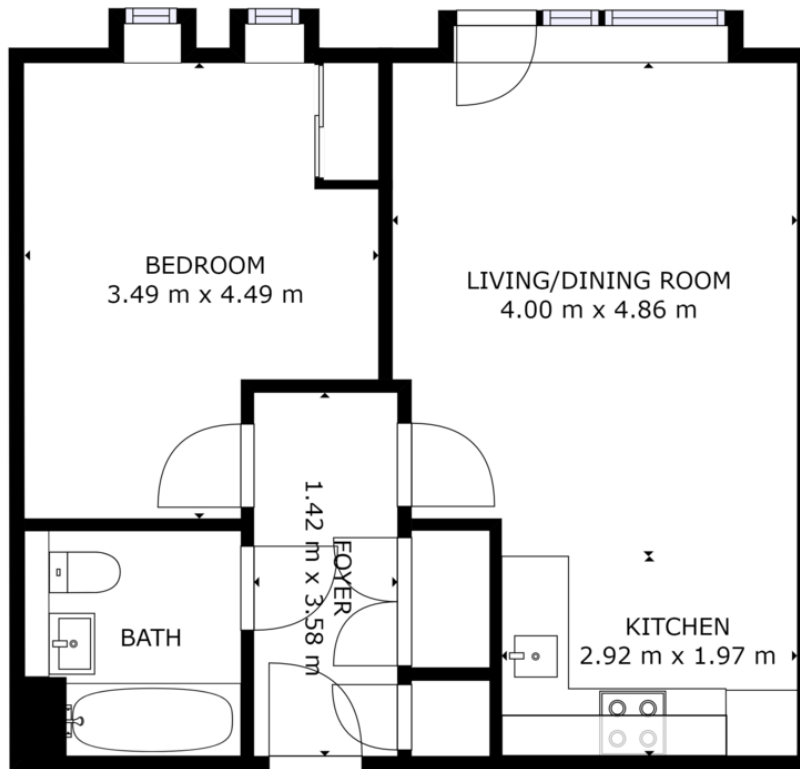
ENTRANCE HALL: Entering into this apartment you have the utility cupboard to the right with the controls to the heating, air filtration system, electrics, Wi-Fi & washer dryer. To the left you have the family bathroom, bedroom further to the left and the open plan kitchen/living room to the far end on the right.

BATHROOM: Modern bathroom tiled from floor to ceiling around the bath which is equipped with an overhead shower and tiled half way up behind the basin and WC.

BEDROOM: Spacious bedroom which has been furnished to a high standard including a fitted wardrobe with sliding mirrored doors. Two windows fitted to allow plenty of natural light into the room.

OPEN PLAN KITCHEN/ LIVING ROOM: Wonderful open plan space with large floor to ceiling window maximising the amount of light coming through and a door opening out to the Juliette balcony. The luxury modern furnishing and décor that bring style to the room will be offered along with the property along with the kitchens fitted white goods.





GROSS INTERNAL AREA
 FLOOR 1: 54 m²
 TOTAL: 54 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



Link to Virtual Tour: <https://my.matterport.com/show/?m=bvJyh6gPtC>

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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.

