

FOR SALE



Anniversary Avenue West, Bicester

1 Bedroom, 1 Bathroom, First Floor Apartment

Offers In Excess Of £215,000





Key Notes:

- First Floor One Bed Apartment
- Council Tax Band: B
- No Onward Chain
- 1.0 Mile Away from Bicester Village Train Station
- Lease Term: 125 Years from 1st January 2020
- Tenants in Situ or Vacant Possession
- Service Charge: £1,535.28 PA
- Ground Rent: £184.95 PA

BEDROOM 11' 7" x 12' 4" (3.55m x 3.77m): The bedroom is carpeted and benefits from having a Built in Wardrobe. Another great feature is it has large windows which allows a lot of Natural Light in to the room.

BATHROOM 7' 1" x 7' 4" (2.16m x 2.25m): Finished to a High Standard- Has a Toilet, Sink Basin and Bath Tub with overhead Shower. Also has an Electric Towel Rail.

HALLWAY 4' 9" x 11' 8" (1.46m x 3.57m): Has access to a Utility Cupboard where the Washing Machine is located. It is also where the Hot Water Cylinder is located.

KITCHEN 9' 7" x 7' 6" (2.93m x 2.34m): Is accessed through the living space and benefits from integrated appliances such as the Fridge Freezer, Dishwasher and Oven Cooker. All the wires to the appliances are tucked away and are controlled by switches on show.

LIVING ROOM 13' 3" x 17' 1" (4.04m x 5.23m): Has access to a Balcony overlooking on the communal grounds. Nice Open Plan feel as the kitchen leads through. Flooring throughout.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



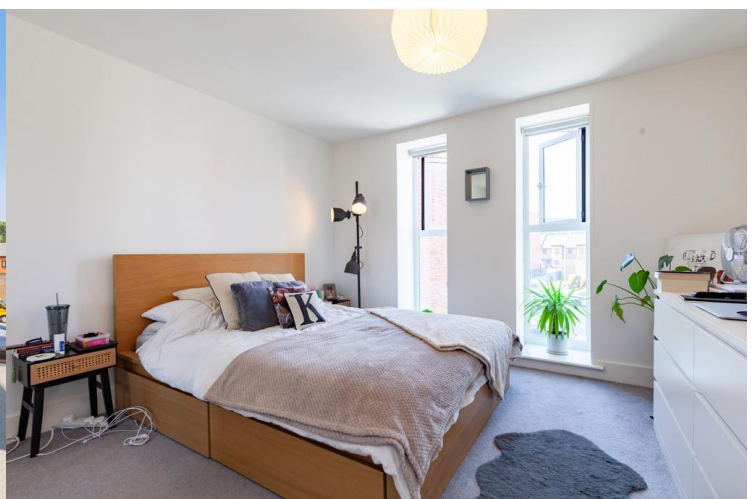
Martin & Co are pleased to bring to the market this modern One Bed Apartment situated in the popular development Graven Hill. Offered with No Onward Chain.

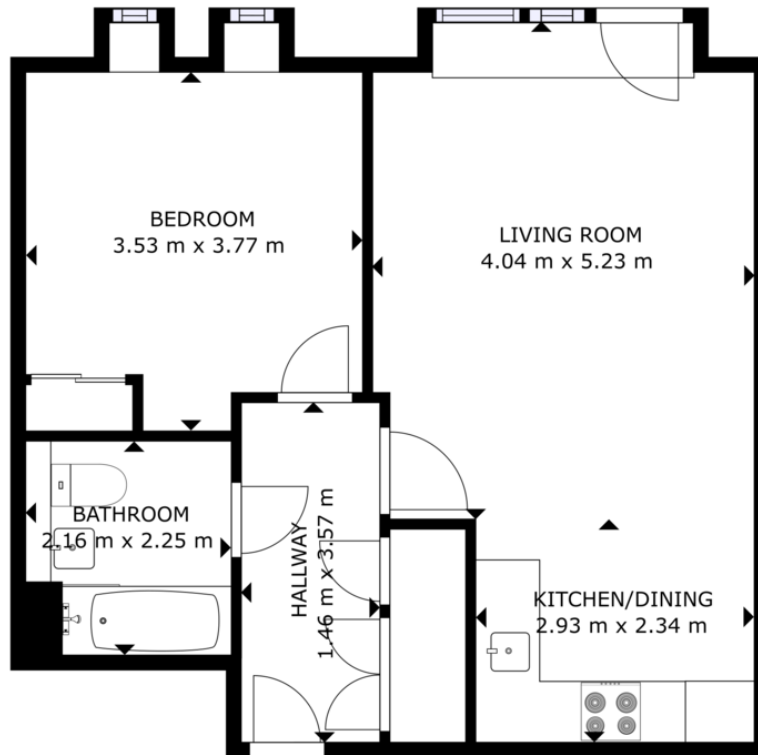
The apartment is located on the First Floor and comprised of a Bedroom, Bathroom, Storage/Utility Cupboard in Hallway and a Spacious Open Plan Kitchen Living Space. This area also has access to a Balcony overlooking on to the communal grounds. In addition it also benefits from having a Secure Allocated Parking Space in the Underground Car Park.

It is currently tenanted, but will be offered with Tenants in Situ or Vacant Possession. This is a great opportunity for someone looking for a modern place to live or an investment which rents wells to professionals in the ever growing area.

Graven Hill has plenty of green open space and easy access to Bicester Village Train Station and the M40. This is a thriving community which is growing with a primary school soon to be opened in September 2023.

Any questions please contact Martin & Co Oxford.





GROSS INTERNAL AREA
GROUND FLOOR: 53.8 m²
TOTAL: 53.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Link to Virtual Tour: <https://my.matterport.com/show/?m=qvh4NeV891T>

Martin & Co Oxford

31 Woodins Way • Paradise Street • • OX1 1HD
T: 01865 812110 • E: oxford@martinco.com

01865 812110

<http://www.martinco.com>



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.

