

**FOR SALE**



**Anniversary Avenue West, Bicester**

**2 Bedrooms, 2 Bathroom, First Floor Apartment**

**Guide Price £290,000**





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

#### Key Notes:

- Two Bed Apartment
- Two Bathrooms (inc En-Suite Shower Room)
- Underground Allocated Parking Space
- Nearby Bicester Village Train Station
- Tenants in Situ or Vacant Possession
- Council Tax Band: B
- Ground Rent: £244.95 PA
- Service Charge: £2,304.54 PA
- No Onward Chain



Martin & Co welcome this lovely First Floor Two Bed Apartment situated in Graven Hill. The apartment is being sold with Vacant Possession or Tenants in Situ and will also be offered with No Onward Chain.

The apartment comprises of Two Double Bedrooms, Bathroom, En-Suite Shower Room to Master, Open Plan Kitchen Living Space which also benefits from having a Balcony. The Kitchen has integrated appliances such as Dishwasher, Tall Fridge Freezer and Oven Cooker with Kitchen Hood. The Master Bedroom also benefits from having a built in wardrobe.

In addition, the apartment also has an Allocated Parking Space within the Underground Car Park. Any questions, please contact Martin & Co Oxford.

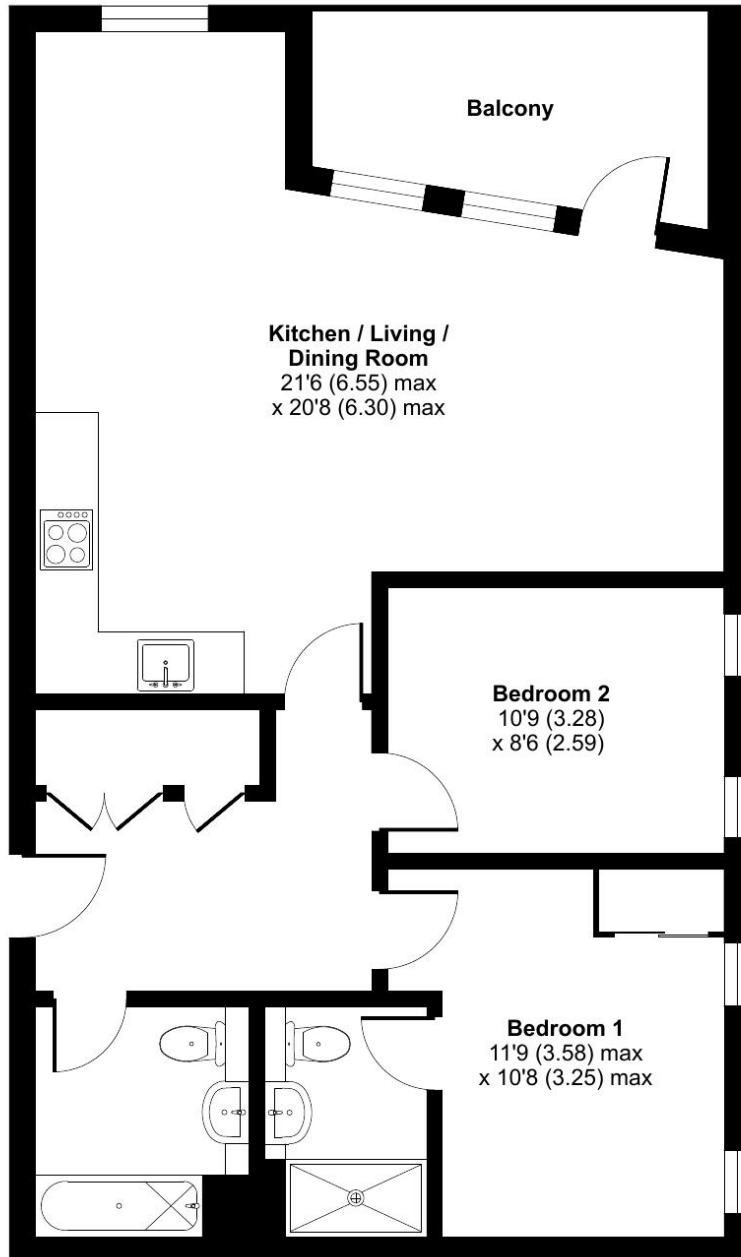
This property is situated alongside a number of great retail spaces, pubs as well as a dedicated pre-school nursery, primary school and large commercial space. Located just 15 minutes from Oxford by train, only 0.6 mile away from Bicester Village Station.



# Trinity House North, Anniversary Avenue West,

Approximate Area = 761 sq ft / 70.6 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Residential Properties Investments LTD ta Complete RPI. REF: 981044

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