

**FOR SALE**



**Graven Hill Road, Bicester**

**1 Bedroom, 1 Bathroom, First Floor Apartment**

Offers in Excess of £215,000

  
**MARTIN&CO**



### Key Points:

- Service Charge: £1,753.30 PA
- Ground Rent: £184.95 PA
- Lease Term: 150 Years from 1st January 2020
- Tenure: Leasehold
- Council Tax Band: B
- Tenants in Situ: July 2024
- No Onward Chain
- Allocated Parking Space

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 Juliette Balcony overlooking on to the grounds of Graven Hill. 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 just opened within development.

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		



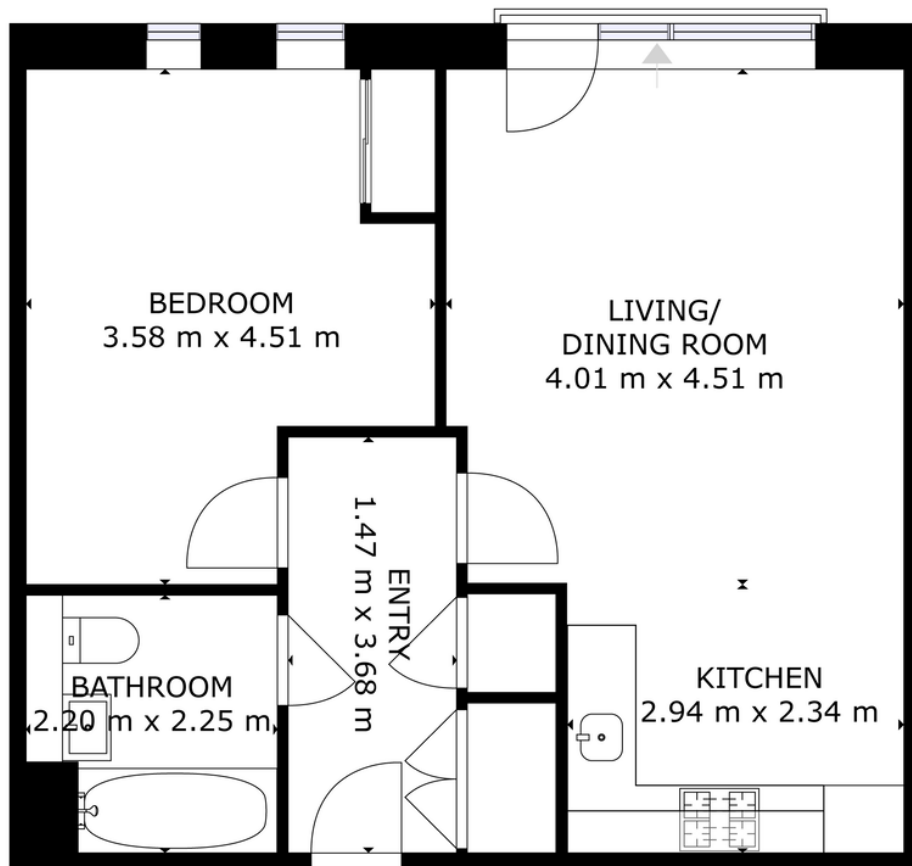
**ENTRANCE HALL 4' 9" x 12' 0" (1.47m x 3.68m):** Entering into this apartment you have the utility cupboard to the right with the controls to the heating, air filtration system, electrics, Wi-Fi & washer dryer. To the left you have the family bathroom, bedroom further to the left and the open plan kitchen/living room to the far end on the right.

**BATHROOM 7' 2" x 7' 4" (2.20m x 2.25m):** 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 11' 8" x 14' 9" (3.58m x 4.51m):** 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 SPACE:** 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 kitchen area benefits from having integrated White Good Appliances that will be included within the sale.





FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 53 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Link to Virtual Tour: <https://my.matterport.com/show/?m=JpcWytoHC6G>

## 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.

