

FOR SALE



Graven Hill Road, Bicester

2 Bedrooms, 2 Bathroom, Second Floor Apartment

Offers in Excess of £265,000


MARTIN&CO



Key Notes:

- No Onward Chain
- Master Bedroom inc. En-Suite Shower Room
- Balcony off the Living Space
- Allocated Parking Space- Underground Car Park
- Council Tax Band: B
- Ground Rent: £249.95 PA
- Service Charge: £2,316.34 PA
- Lease Term: 150 Years from 1st January 2020

Martin & Co welcome this lovely Second 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 a Allocated Parking Space within the Underground Car Park. Any questions, please contact Martin & Co Oxford.

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

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.



MASTER BEDROOM 11' 3" x 15' 5" (3.45m x 4.70m): The spacious master bedroom benefits from having an En-Suite Shower Room. The bedroom is also carpeted and has a Built in Wardrobe.

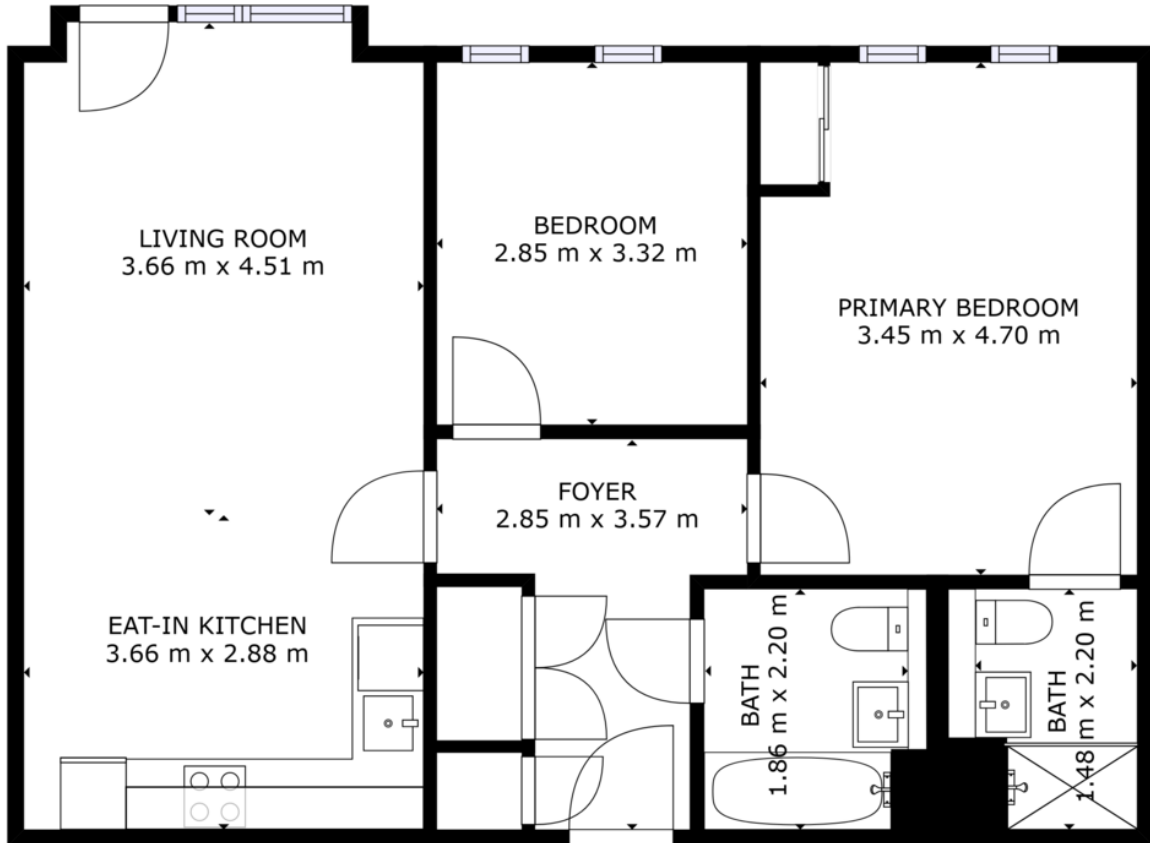
ENSUITE 4' 10" x 7' 2" (1.48m x 2.20m): En-Suite is accessed from the Master Bedroom and has a Shower, Toilet and Sink Basin.

BEDROOM 2 9' 4" x 10' 10" (2.85m x 3.32m): Carrying through the hallway, you have the 2nd Bedroom which is currently being used as a guest room. It is also carpeted and can fit a double bed in it.

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 Balcony. The kitchen area benefits from having integrated White Good Appliances that will be included within the sale.

BATHROOM 6' 1" x 7' 2" (1.86m x 2.20m): 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.





GROSS INTERNAL AREA
 FLOOR 1: 73 m²
 TOTAL: 73 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

Link to Virtual Tour: <https://my.matterport.com/show/?m=ow2NA9YB9t7>

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.

