

FOR SALE



Westacott Road, Ambrosden
Guide Price £275,000


MARTIN&CO

Westacott Road, Ambrosden

Key Notes:

- Second Floor Apartment
- Two Double Bedrooms
- Two Bathrooms (inc En-Suite Shower)
- Allocated Parking Space
- Council Tax Band: B
- No Onward Chain
- Ground Rent: £249.95 PA
- Service Charge: £2,322.68 PA
- Tenure: Leasehold
- Local Amenities Nearby



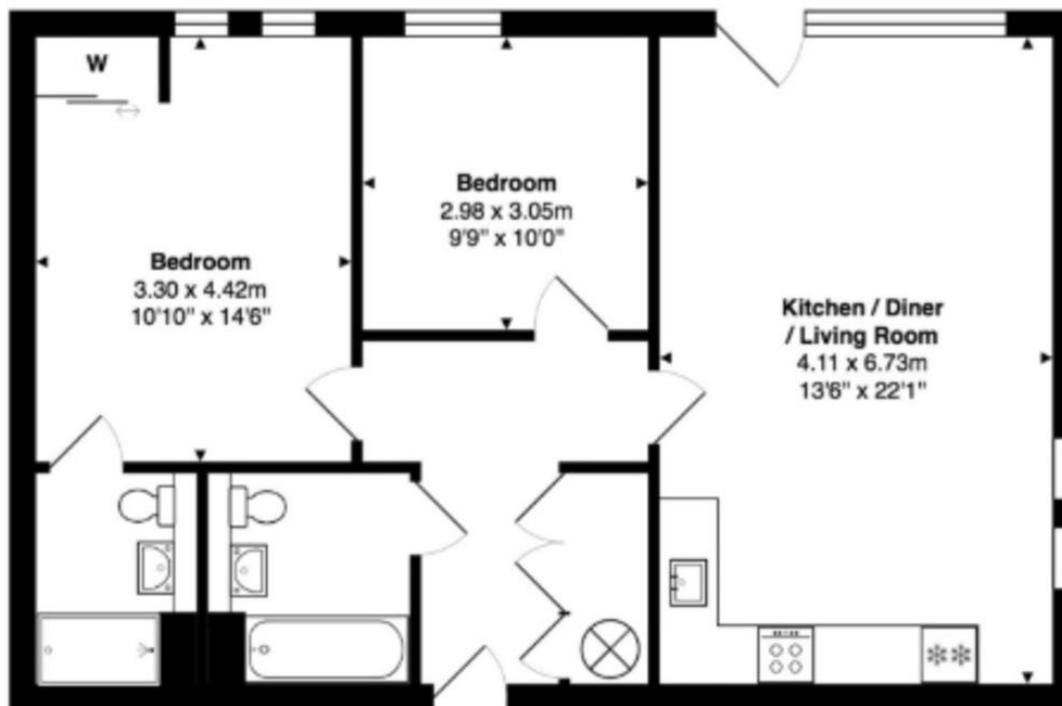
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A stylish modern apartment with allocated parking, located on the highly sought-after Graven Hill development in Bicester.

This beautifully presented home features a bright open-plan living and kitchen area, complete with a Juliet balcony. There are two spacious double bedrooms, both benefiting from fitted wardrobes, with the main bedroom also enjoying a contemporary en suite shower room. A further family bathroom includes a shower over the bath, and a convenient utility cupboard provides additional storage along with a washer/dryer.

Graven Hill is a distinctive and innovative development, combining self-build homes with modern apartment buildings. It offers excellent transport links, with direct access to the A34 and just three miles from Junction 9 of the M40. Bicester town centre, local amenities, and Bicester Village train station are all within easy reach.





Second Floor

Approximate Gross Internal Area

Total Area: 71.5 m² ... 770 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk



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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.

