



6 Linden Lodge, Bicester, OX26 6GE

Guide Price £200,000

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An exceptional one bedroom ground floor retirement apartment, with an attractive outlook. Built only 8 years ago with by specialist retirement developer Churchill in a lovely central, yet quiet location. This charming property has a large dual aspect sitting/dining room with a door to the communal garden, a beautifully appointed kitchen and a large double bedroom. In addition there is a good entrance hall, storage and a shower room. Communal facilities at Linden Lodge are excellent, they include a light bright lounge and a super guest suite. There is a great communal atmosphere and lots of activities ranging from coffee mornings to bingo.

### MATERIAL INFORMATION

A one bedroom ground floor retirement apartment built approximately eight years ago. Connected to mains; electricity, water, and drainage.

Broadband - according to Ofcom - standard and superfast broadband are available.

Predicted Mobile phone coverage - according to Ofcom - indoors there is limited mobile voice and data coverage for EE, Three and Vodafone with likely voice and unlimited data coverage for O2. Outdoors all service providers are likely to have coverage for both voice and data.

Local Authority: Cherwell District Council - B. EPC - B

There is communal parking available. There is a store adjacent to the entrance to Linden Lodge, suitable for mobility scooters/mobility aids.







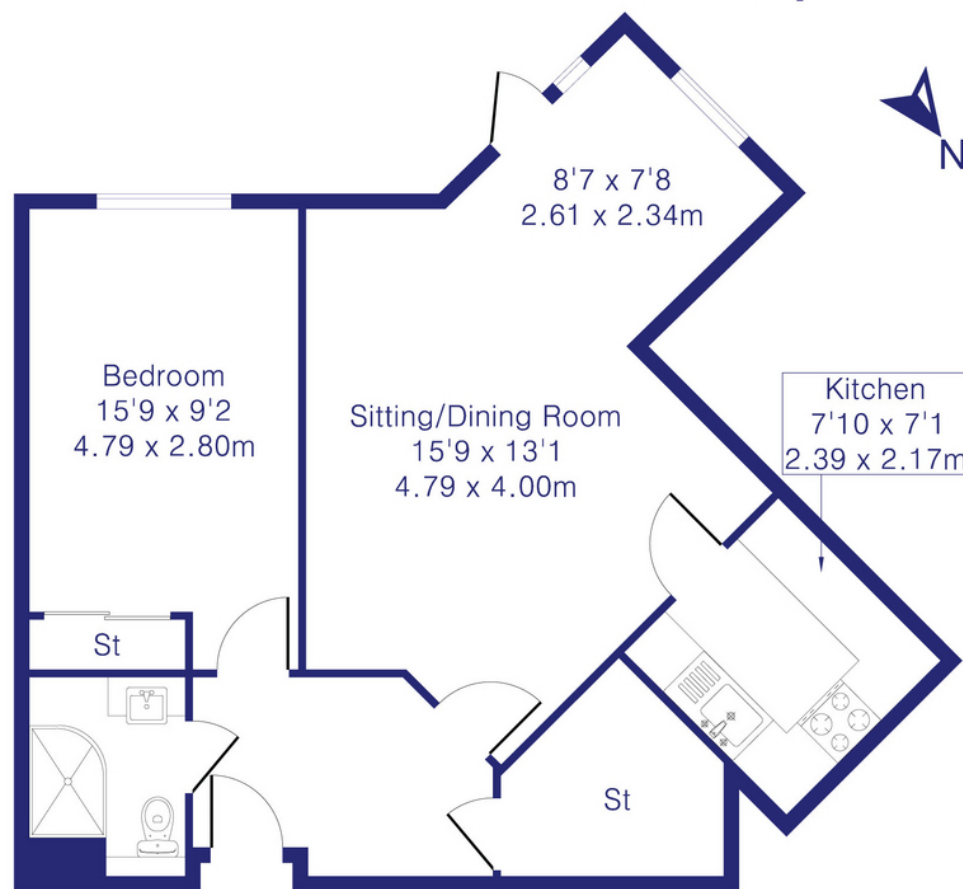
## Key Features

- Ground floor, Churchill built retirement apartment
- Attractive southerly outlook
- Generous reception room with plenty of space for dining table
- Beautifully fitted kitchen
- Large double bedroom
- On-site manager during day
- Residents lounge and secure communal parking
- Central Bicester close to amenities
- 125 year lease from 2016; Ground rent £575 per annum; Service Charge; £4,418.25 per annum
- See our website for up-to-date material information.

## The Location

Ideally situated in central Bicester "a stone throw" from the shops, amenities and public transport links. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

## Approximate Gross Internal Area 612 sq ft - 57 sq m



Ground Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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