

FOR SALE



Graven Hill Road, Ambrosden
Guide Price £180,000


MARTIN&CO

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Key Notes:

- Tenants in Situ- October 2025
- Council Tax Band: A
- No Onward Chain
- 0.8 Miles Away from Bicester Village Train Station
- Great Investment Opportunity
- Ground Floor
- Tenure: Leasehold
- Lease Term: 150 Years from 1st January 2020
- Service Charge: £965.62 PA
- Ground Rent: £129.95 PA
- Building Insurance: £211.89 PA

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

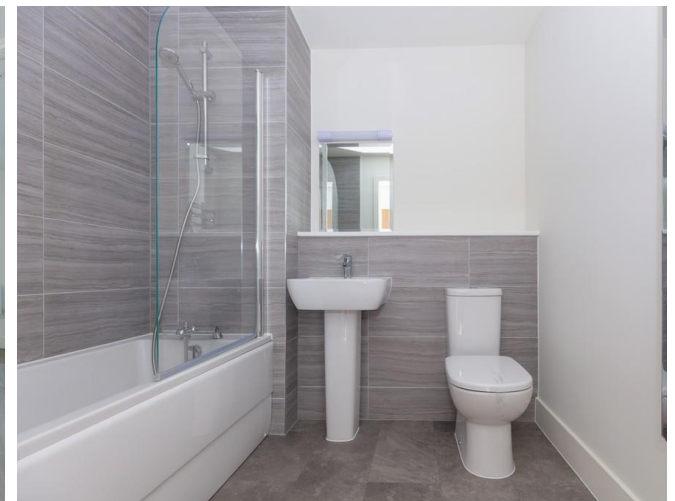


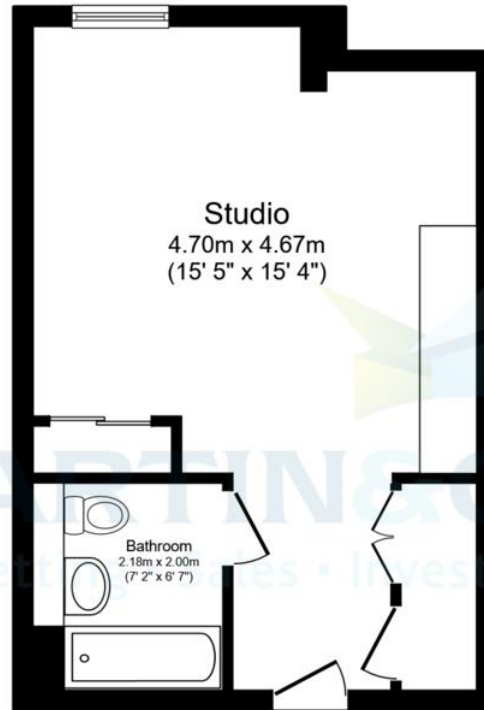
Martin & Co welcome this stunning Modern Studio Apartment within luxury complex of apartments situated within Graven Hill, Bicester. The studio will be sold with Tenants in Situ and No Onward Chain. It comprises of Open Plan Living, Bathroom and Storage Space. The Kitchen has integrated appliances such as Dishwasher, Fridge Freezer along with an Oven Cooker.

The thriving Bicester Village and Bicester market town are very close by and boasts a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, and many sporting facilities, clubs and associations.

Commuter's links are excellent with public transport to Oxford, Buckingham, Milton Keynes and Cambridge, the Bicester village train station is under a mile walk away along with access via car to the M40 to London, Birmingham and the A34 to Oxford and the South.

Viewings are Highly Recommended.





Floor Plan

Floor area 31.9 sq.m. (343 sq.ft.)

TOTAL: 31.9 sq.m. (343 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.