



## Park Mews, Longfields, Bicester

Individual 6 year old first floor apartment | 2 double bedrooms | 2 bathrooms | Under floor heating throughout | 2 driveway parking spaces | Option to co-own the freehold | EPC rating: B

Asking Price: **£295,000 Leasehold**



## 2 Park Mews, Longfields, Bicester, OX26 6QN

### DESCRIPTION

A rare opportunity to acquire an individual first floor apartment with the option to co-own the freehold title with the ground floor apartment.

The purpose built property houses just the two apartments, each with their own separate entrances and within close proximity of the town centre and Bicester Village train station.

The first floor apartment benefits from a large hall/study area, alarm system, two well proportioned double bedrooms, one of which benefits from an ensuite shower room while the other has built in double wardrobe, and a family bathroom with shower over the bath. There is a Wren kitchen with a range of high gloss units and built-in appliances including a dishwasher, fridge/freezer, oven and tumble dryer, open plan to the living area.

The heating is via gas fired under floor heating throughout.

To the front there are two parking spaces for each property.





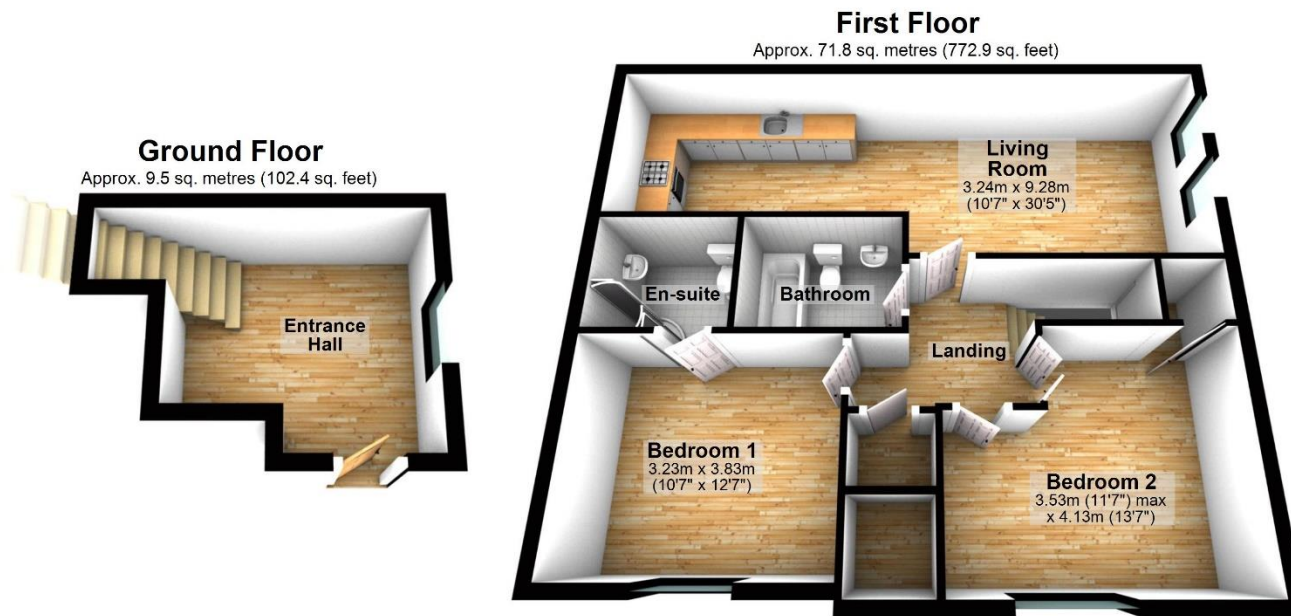
## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Total area: approx. 81.3 sq. metres (875.3 sq. feet)

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