



---

Asking Price £159,950 Leasehold

1 Bedroom, Apartment - Retirement

38, Linden Lodge Linden Road, Bicester, Oxfordshire, OX26 6GE

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Linden Lodge

Linden Lodge is a delightful development of 42 one and two bedroom retirement apartments located in the historic market town of Bicester, approximately 12 miles north east of Oxford. The historic shopping streets of Sheep Street and Market Square, boast a range of local and national retailers, together with Cafés and restaurants, while the nearby Pioneer Square is home to a large supermarket, a cinema and various other smaller outlets.

Both the Lodge and the apartment have been built and finished to the very highest standards throughout. Every detail has been considered from fitting plenty of plug sockets, TV points and illuminated light switches to the beautifully landscaped gardens, nothing has been missed. A beautiful apartment in a modern development.

Linden Lodge has a Ground Source Heat Pump system which provides heating and hot water for the apartment and the whole Lodge. The system is extremely efficient to run and the cost is included as part of the service charge.

Situated in a convenient location behind the main shopping high street of Sheep Street, Linden Lodge is close to all amenities needed on a daily basis – all within a short walk. Less than a mile from the development you will find the famous Bicester Village, a designer outlet shopping centre. Garth Park is close by and is a magnificent open space with award winning formal gardens and a traditional bandstand.

Local transport is excellent with regular and easy access to the M40. The nearby train station provides links into London and across the UK network.

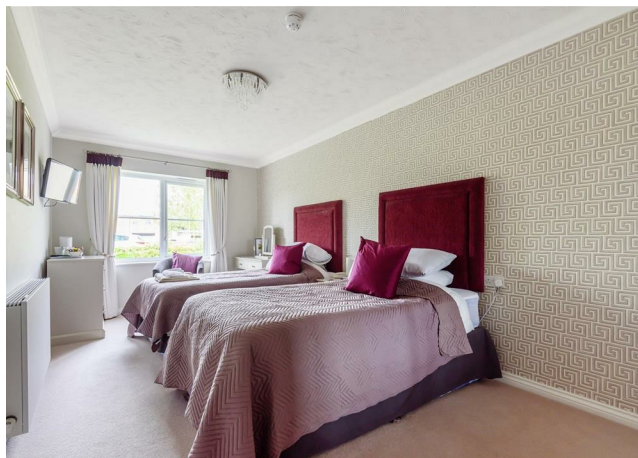
The Lodge Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Linden Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Linden Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Linden Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The apartment offers deceptively spacious accommodation and is neutrally decorated throughout.

The Lounge is a lovely room which has ample space for living and dining room furniture.

A door provides access to the stunning Kitchen which offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, a four ring electric hob with extractor hood over, a washer/dryer, a fridge and a freezer.

The Bedroom is a very generous double room which has a built in mirrored wardrobe and also offers plenty of space for additional bedroom furniture if required.

The Shower Room has a curved glass shower with seat and hand rail, a WC and a wash hand basin with vanity unit.

Perfectly complementing this lovely apartment is a useful storage cupboard which is located in the hallway.



# Features

- One-bedroom second floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Super efficient Ground Source Heating
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in.



# Key Information

Service charge (Year Ending 31st May 2024):  
£4,281.21 per annum.

Ground rent: £818.21 per annum. To be reviewed in  
November 2030.

Council Tax: Band C

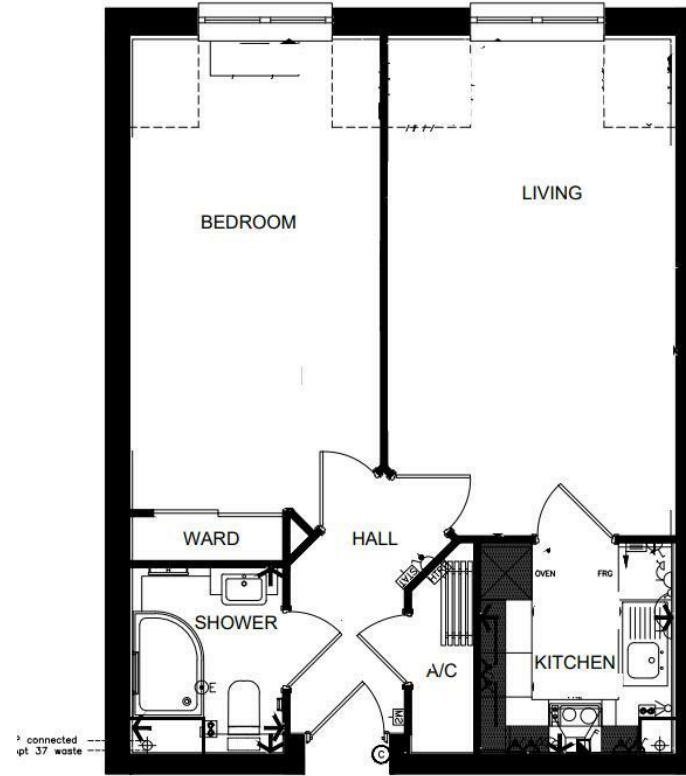
125 year Lease commencing November 2016

Please check regarding Pets with Churchill Estates  
Management. Any consents given in relation to pets  
are subject to the terms of the lease and any further  
rules and regulations made by Churchill Estates  
Management.

Service charges include: Careline system, buildings  
insurance, water and sewerage rates, communal  
cleaning, utilities and maintenance, Ground Source  
Heating for the apartment, garden maintenance, lift  
maintenance, Lodge Manager and a contribution to  
the contingency fund.

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.

EPC Rating: B



Living	Width	10'-6" [3205]	max	Length	18'-6" [5630]	max
Kitchen	Width	7'-2" [2180]	max	Length	7'-10" [2380]	max
Shower Room	Width	5'-7" [1700]	max	Length	6'-11" [2100]	max
Bedroom	Width	9'-2" [2805]	max	Length	17'-6" [5335]	max
		←	7'-8" [2325]	→	Arrows denote measurement distances	

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



☎ 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

**Churchill**  
Sales & Lettings  
Retirement Property Specialists