

# HUNTERS®

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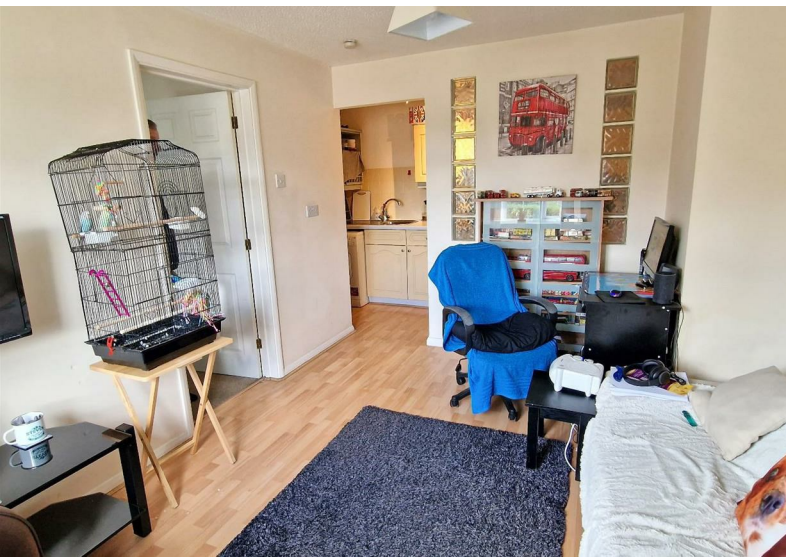


## Kingfisher Way

Bicester, OX26 6YD

£155,000 Leasehold

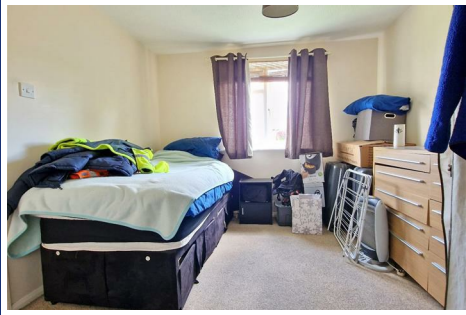
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Council Tax: A



# 74 Kingfisher Way

Bicester, OX26 6YD

## £155,000



- One bedroom apartment
- No onward chain
- En-suite bathroom
- Allocated parking space
- Maintenance charge £1340 per year
- Ground floor
- Bedroom with built-in wardrobe
- Double glazed, electric heating
- 963 years remaining on lease

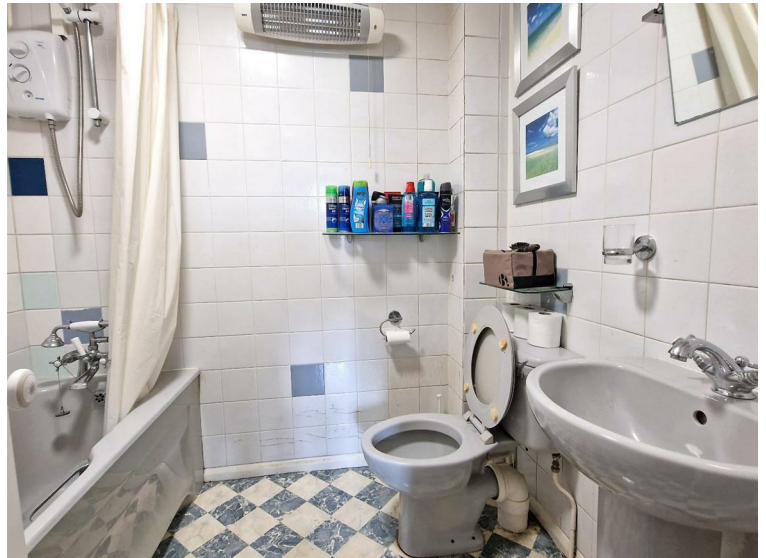
Located on the popular Langford Village development, this ground floor apartment is now for sale with no onward chain.

The block is entered via a communal hallway and the apartment accommodation comprises of a living room, kitchen with oven and hob, double bedroom with built-in double wardrobe and an en-suite bathroom.

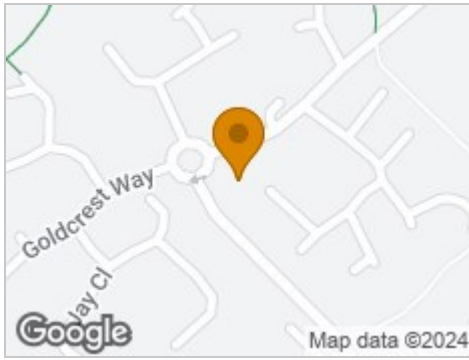
Heating is via electric heaters and the block is UPVC double glazed throughout. Outside there is an allocated parking space with further visitor spaces and a bike storage area. The property is due to be redecorated.

The property has a 999 year lease running from 1988 and there is an annual maintenance charge of £1340.

Langford Village amenities include a pre-school, primary school, supermarket, food outlets, bespoke coffee shop, chemist and pub with restaurant. Junction 9 of the M40 is easily accessible and there are nearby train stations serving London, Birmingham and Oxford.



## Road Map



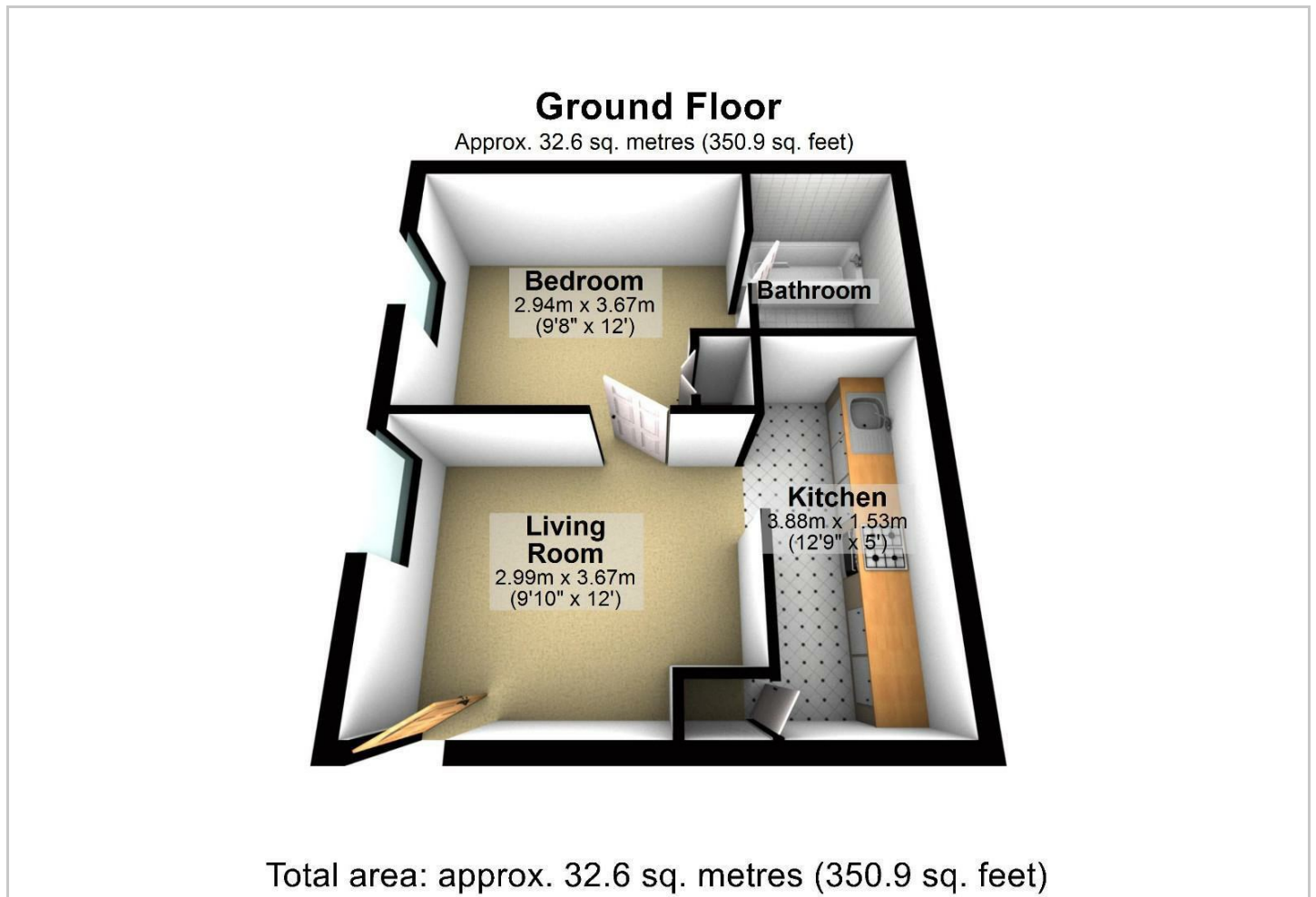
## Hybrid Map



## Terrain Map



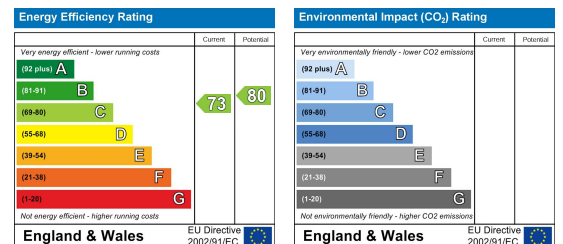
## Floor Plan



## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.