



Connells

Kestrel Way
Bicester



Property Description

Located well within the sought-after Langford Village development, this well-presented one-bedroom ground floor apartment offers comfortable living with the convenience of no onward chain.

The heart of the home is a bright and airy open-plan kitchen and living area, a great space for relaxing or entertaining. The double bedroom is generously sized, while the family bathroom is finished to a good standard.

Outside, the property benefits from an allocated parking space, and you'll find shops and other local amenities just a short walk away.

Both Bicester town centre and Bicester Village train station are within easy reach, making it ideal for commuters and anyone looking to enjoy all the area has to offer.

A perfect choice for first-time buyers, investors or those looking to downsize.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you

need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance Hall

Telephone access system, post box

Entrance Hall

Carpet, built in storage cupboard, access to bedroom, bathroom and living area

Bedroom

Double bedroom, built in sliding door storage. carpet, window to front of property

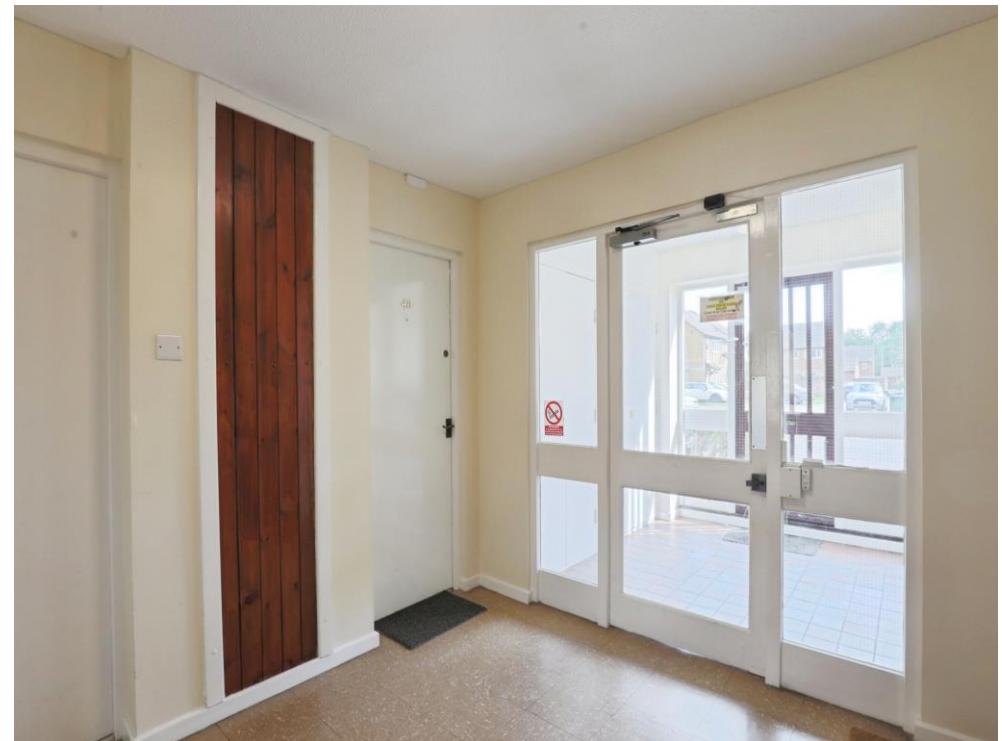
Bathroom

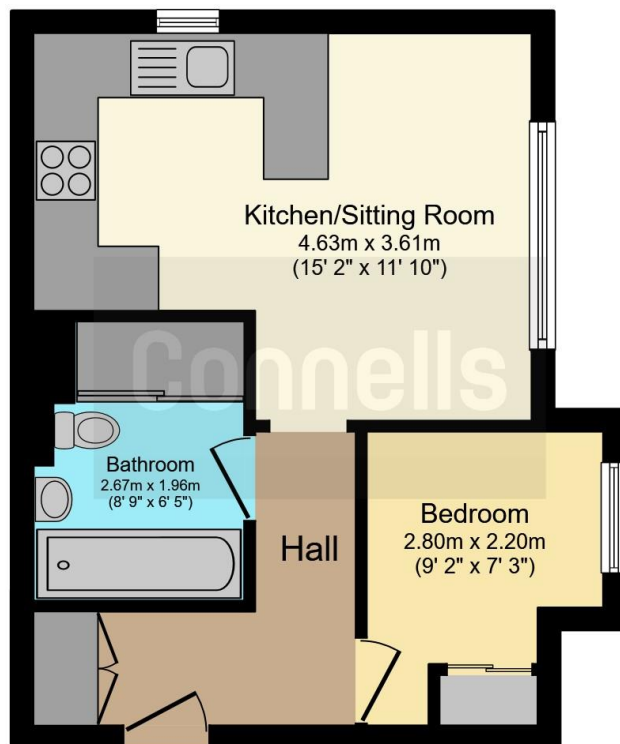
Tiled floor, bath with electric shower, wc, basin, wall heater, built in airing cupboard

Kitchen Living Area

Kitchen area- tiled floor, integral oven and hob, space for washing machine and fridge freezer, wall and base units,

tiled splash back above counter top, breakfast
bar, window to side of property.
Living area- carpet, window to front of
property





Total floor area 31.0 m² (334 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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5 Market Square
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EPC Rating: C

Council Tax
 Band: B

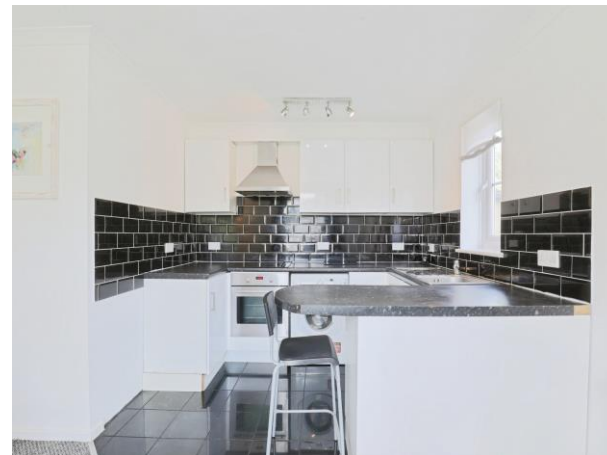
Service Charge:
 1185.44

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BIC309449

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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