

Property details approval form

9 Avocet Way, Bicester, Oxfordshire, England, OX26 6YN

Date: 19 December 2025

Property Ref and Version: BIC309444 - 0004

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £190,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992.

○ Key Features

- > Energy Rating: C
- > Langford Village Location, Close to Amenities
- > One Bedroom Ground Floor Apartment
- > Open Plan Living Space
- > Double Bedroom
- > Recently Fitted Shower Room
- > Allocated Parking Space and Visitor Parking
- > Communal Garden
- > 966 Year Lease

○ Short Description

This well-presented One Bedroom ground floor apartment, positioned in a cul-de-sac within the sought-after Langford Village development, features a bright open plan living area, double bedroom and recently fitted shower room, allocated and visitor parking. Viewing is highly recommended

○ Long Description

Set within the sought-after Langford Village development, this ground floor apartment offers convenient, well-presented living in a popular community setting.

A communal entrance leads into a private hallway, opening through to a bright open-plan living/dining area with kitchen, creating a sociable and practical space. The property includes a comfortable double bedroom and a modern shower room, making it an ideal first home, downsize or investment opportunity.

Outside, you'll find an allocated parking space, additional visitor bays, and access to a communal garden with a tidy bin containment area.

Langford Village itself is well regarded, home to a primary school, doctor's surgery and local amenities, as well as a network of picturesque walking paths, giving the area a welcoming, village-like feel while remaining close to transport links and the wider town.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Communal Entrance

Telephone access system, access to communal garden

Entrance Hall

Two built in cupboards (one being airing cupboard), access to bedroom, shower room and living area

Bedroom

Double Bedroom, carpet, built in storage, window to rear of property

Kitchen / Living Room

Base units and some wall units, built in oven, hob and extractor, space for fridge freezer, washing machine, dishwasher. windows to side and rear of property

Shower Room

Walk in shower, partially tiled walls, wc, basin, heater, towel rail and extractor

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○ Room Description

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○ Room Description

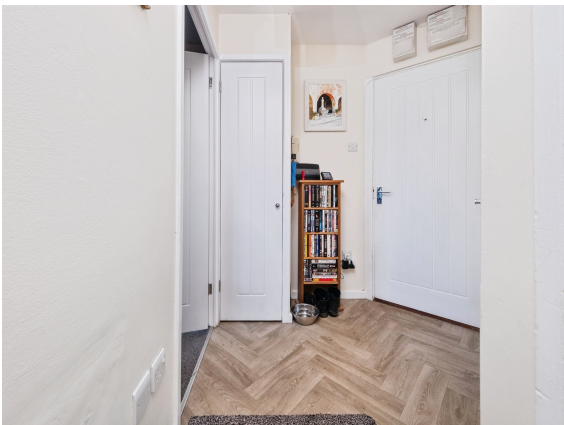
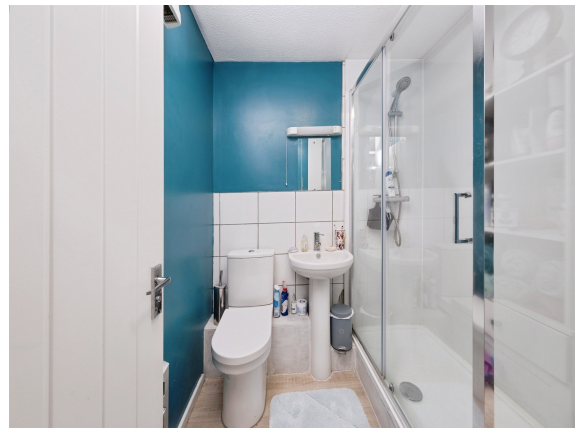
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○ Property Images



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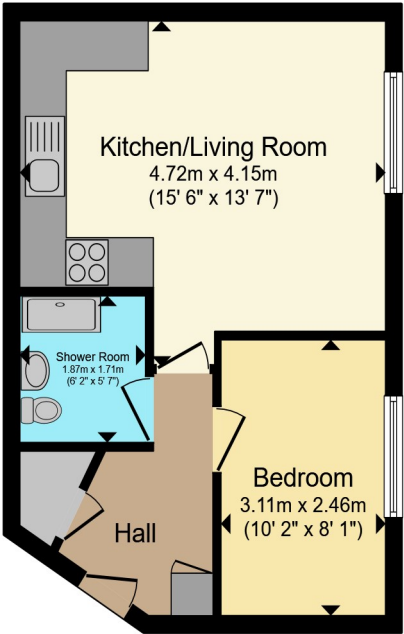
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☐ Property Images

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Floor Plan



Total floor area 32.9 m² (354 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.propertybox.io



Approval

Signature		Date
Kevin Warman		
Mrs P.R. Copeman		