

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



8 Westholm Court, Bicester, Oxfordshire. OX26 6UZ

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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Close to Bicester Village. A Ground Floor Studio Apartment with Private Entrance with Studio Room, Kitchen and Shower Room and Allocated Parking Space (with Permit).

LEASEHOLD

£ 165,000

- ❖ Private entrance door
- ❖ Entrance Hall
- ❖ Living Room/Bedroom with laminate wood flooring
- ❖ Kitchen with laminate floor
- ❖ Shower room with WC
- ❖ Electric Panel heaters
- ❖ Double glazed windows
- ❖ Patio doors to small patio
- ❖ Allocated parking space with permit

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (57).
Council Tax: Band A
Approx. £1,425 per annum.

Lease:
Term 170 years remaining
Ground Rent: £100 pa.

Service Charge:
£1,050 per annum.

Apartment:

Wooden front door to:

ENTRANCE HALL: 6'6 x 3'8
Coving, RCD/MCB electricity consumer unit, airing cupboard enclosing emersion tank, wall mounted convector heater, laminate flooring.

STUDIO ROOM: 14'5 x 16'3
Double glazed sliding patio doors to side aspect, laminate flooring, wall mounted electric panel heater, double dimmer switch.

KITCHEN: 8'1 x 5'9

Front and side aspect PVC windows, coving, laminate flooring. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for washing machine, stainless steel sink, tray space, corner unit, stainless steel fan oven/grill, ceramic 4-ring gas hob, 300mm drawer, stainless steel extractor hood, space for undercounter fridge.

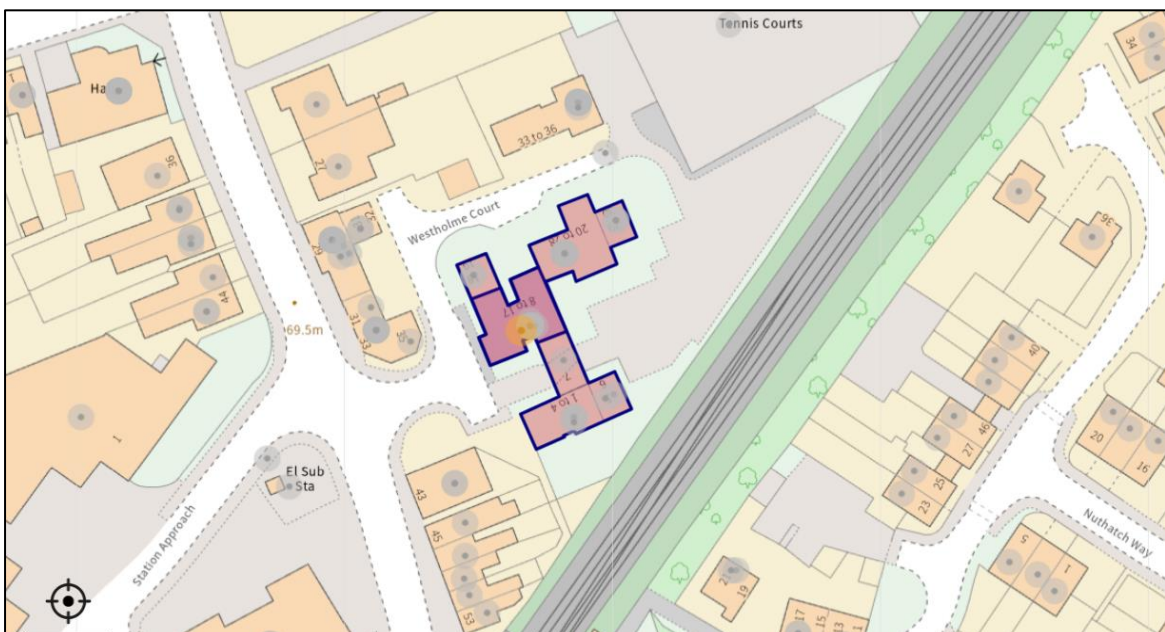
SHOWER ROOM: 6'6 x 6'4

Front aspect PVC window, extractor fan, ceramic tiled floor, part tiled walls, chrome heated towel rail, quadrant shower enclosure, thermostatic shower, wall hung wash hand basin, concealed cistern dual flush WC.

Outside:

PATIO:
Small paved patio area open plan in communal gardens

ALLOCATED PARKING SPACE:
Parking in the car park is with a permit only.



Land Registry Plan showing Westholm Court

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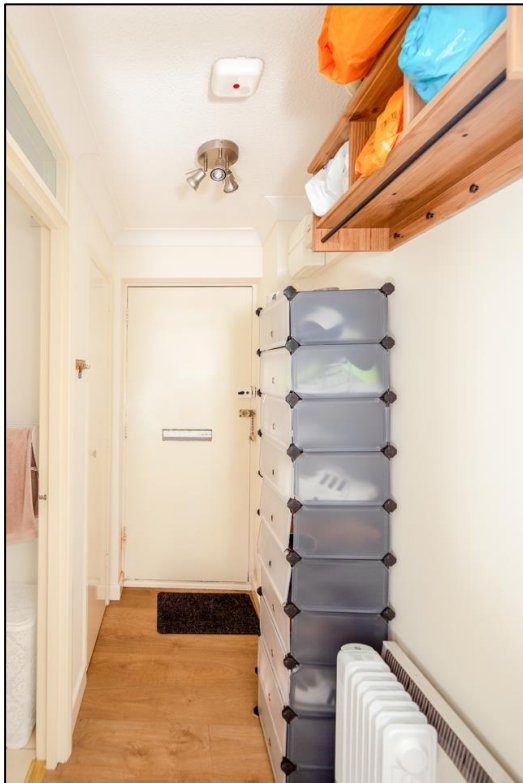
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Apartment Entrance



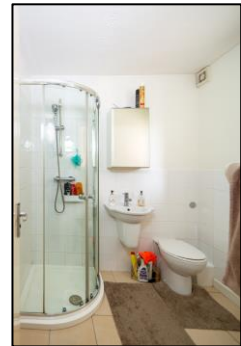
Apartment Entrance



Entrance Hall



Shower Room



Shower Room



Studio Apartment



Studio Apartment

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Studio Apartment



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Studio Apartment



Kitchen



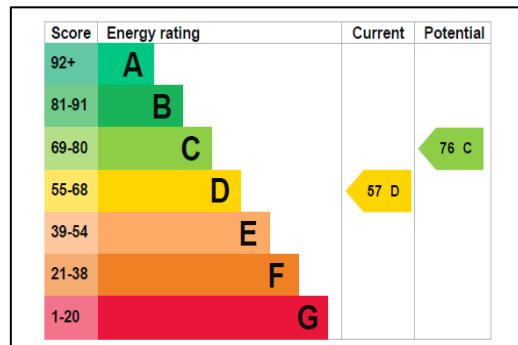
Car Park



Allocated Parking Space



Front of Westholm Court



EPC

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Space for Notes:

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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