

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**123 Heron Drive, Langford Village,
Bicester, Oxfordshire. OX26 6YZ**

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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

123 Heron Drive, Bicester, Oxon. OX26 6YZ



Two Bedroom First Floor Flat with Re-fitted Kitchen & Bathroom plus 2 Parking Spaces

LEASEHOLD

Offers in Excess of: £ 200,000

- ❖ Communal Entrance with Intercom
- ❖ Communal Hallway & Staircase
- ❖ Entrance Lobby, Inner Hall
- ❖ Lounge-Diner
- ❖ Re-Fitted Kitchen
- ❖ Two Double Bedrooms
- ❖ Bathroom with 'Triton Enrich' Shower over the bath
- ❖ Replaced Oil Filled Electric Radiators
- ❖ Two Parking Spaces
- ❖ Communal Grounds, Visitor Parking
- ❖ Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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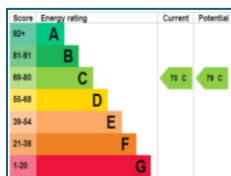
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Key Facts for Buyers:

EPC: Rating of C (70).



Council Tax: Band B

Approx. £1,850 per annum.

Lease Details:

Term:

125 years from 1st Jan 1991.

Management:

Larkfields (No.4) Management Company Limited.

Maintenance Fees:

£762.91 per half year.

Ground Rent:

£50 per year.

Communal Entrance:

COVERED AREA UNDER ARCH:

Half glazed wooden communal door with intercom.

COMMUNAL ENTRANCE HALL:

Front aspect window, dry riser cupboard, stairs to first & second floors, wooden front door with spy hole to:

Flat:

ENTRANCE LOBBY:

Front aspect PVC window, space to hang coats, etc.

INNER HALL:

RCD/MCB electricity consumer unit
Replaced oil filled electric radiator, airing cupboard, entry phone system handset.

BATHROOM: 6'8 x 6'1.

Front aspect window, extractor fan, vinyl flooring, heated towel rail, bath with 'Triton Enrich' electric shower over, sliding head support, screen, pedestal wash hand basin, light and shaver socket, close coupled WC.

LOUNGE-DINER: 15'3 x 10'8.

Rear aspect oriel bay window, replaced oil filled electric radiator, TV & satellite connections.

KITCHEN: 9'2 x 6'3.

Front aspect oriel bay window, extractor fan, vinyl flooring. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, 500mm drawers, stainless steel sink, space for washing machine, stainless steel & glass finish fan oven-grill, 4-ring ceramic electric hob, extractor hood, space for fridge freezer.

BEDROOM ONE: 14'1 x 8'7.

Rear aspect window, convector heater, built-in double wardrobe.

BEDROOM TWO: 9'7 x 8'5.

Rear aspect window, convector heater, dimmer switch.

Outside:

COMMUNAL GROUNDS:

COMMUNAL VISITOR PARKING:

COMMUNAL BIN STORE:

ALLOCATED PARKING:

Two allocated parking spaces side-by-side in the parking bay immediately in front of the flat and in view of the kitchen window.

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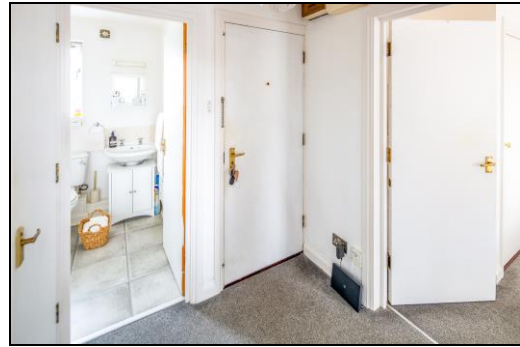
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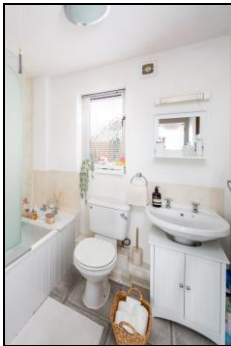
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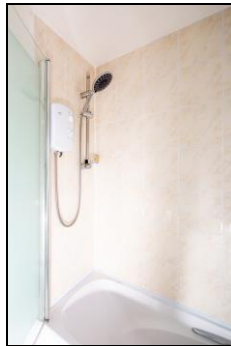
Flat Hallway



Flat Hallway



Bathroom



Bathroom



Bedroom One

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Bedroom One



Bedroom Two



Bedroom Two



Kitchen



Lounge Diner



Kitchen



Lounge Diner



Lounge Diner

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Rear Elevation



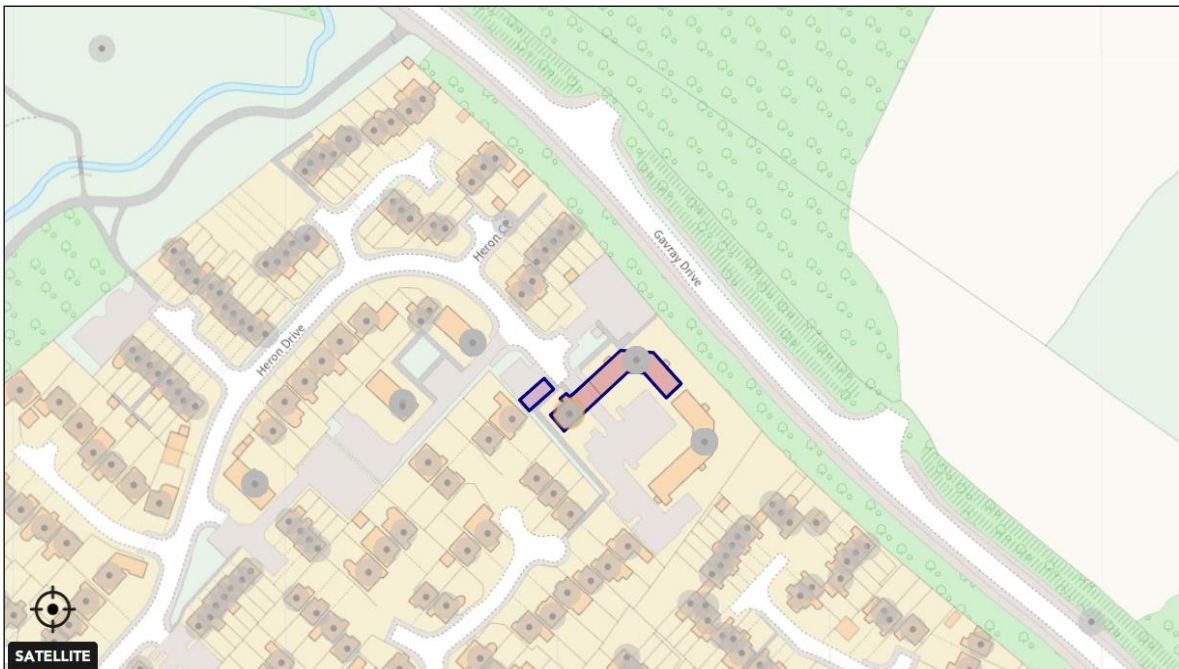
Communal Grounds



Communal Doorway



Parking



Land Registry showing Apartment Block and Car Park

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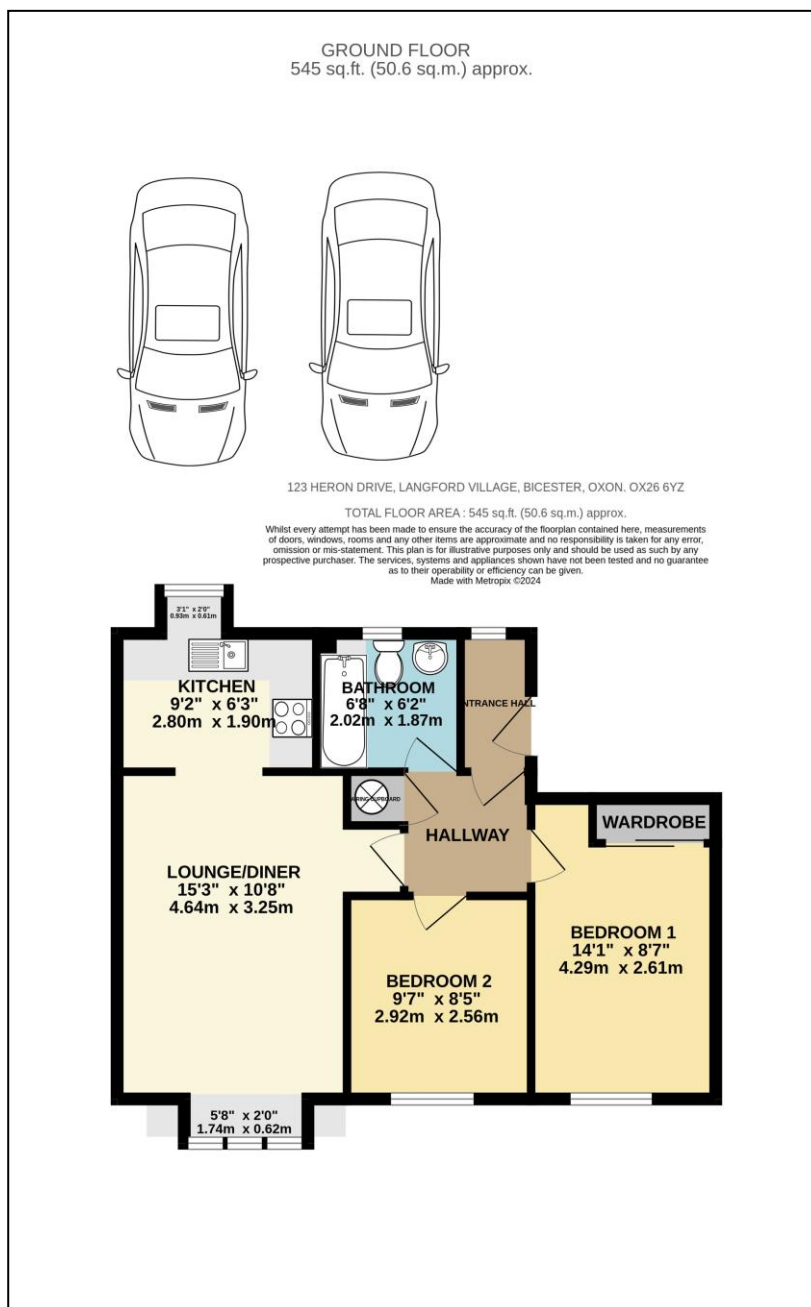
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