

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



1 Silibaravi Drive, Graven Hill, Ambrosden, Oxon. OX25 2AX

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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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Two Bedroom End of Terrace with Cloakroom, Lounge Diner, Kitchen Breakfast Room, Bathroom, Front and Rear Gardens and Driveway Parking for One Car

LEASEHOLD

65% Shared Ownership: £ 211,250

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Breakfast Room
- ❖ Lounge Diner
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Off-Road Parking for One Car
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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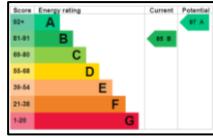
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Key Facts for Buyers:

EPC: Rating of B (85).
Council Tax: Band C
Approx. £2,090 per annum.



Leasehold/Shared Ownership Information:

Lease Term: 118 years remaining on lease
Management Company: Bromford
Management Fees: £5.15 per month
Buildings Insurance: £14.98 per month
Service Charge: £15.71 per month
S/O Rent Charges: £306.02 per month

Ground Floor:

Outside courtesy light, outside electricity meter box, outside ground level gas meter box, security front door to:

ENTRANCE HALL:

Front aspect PVC window adjacent to door, metal cased RCD/MCB electricity consumer unit, radiator, "Karndean" flooring, central heating thermostat, broadband hub, understairs recess, staircase.

CLOAKROOM:

Plain plaster ceiling, extractor fan, vinyl flooring, radiator, dual flush close coupled WC, pedestal wash hand basin.

KITCHEN BREAKFAST ROOM: 12'0 x 8'0

Front aspect PVC window, plain plaster ceiling, heat extractor, vinyl flooring, radiator, space for table and chairs, wall mounted "Vaillant Home Combi 30" boiler. Range of base and eye level units, laminate worksurfaces and laminate upstands, 500mm tall larder unit, 600mm space for upright fridge freezer, 600mm cutlery and pan drawers, stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, 1000mm corner base unit with 600mm door, space for 450mm dishwasher, 600mm base unit, 1½ bowl stainless steel sink, space for washing machine.

LOUNGE DINER: 14'8 x 13'7

Rear aspect PVC French doors and windows either side, plain plaster ceiling, radiator, built-in cupboard and understairs recess, TV point, telephone point.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, hard wired smoke alarm, built-in cupboard.

BATHROOM: 7'6 x 7'1

Plain plaster ceiling, extractor fan, vinyl flooring, radiator, panel enclosed bath with mixer tap shower attachment, sliding head support, screen, tiled surrounds, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 14'8 x 10'7

Two rear aspect PVC windows, plain plaster ceiling, radiator.

BEDROOM TWO: 14'7 x 11'1

Two front aspect PVC windows, plain plaster ceiling, radiator, bulkhead cupboard.

Outside:

FRONT GARDEN: refer to photograph

Off-road parking for one car.

REAR GARDEN: refer to photographs

Gate.

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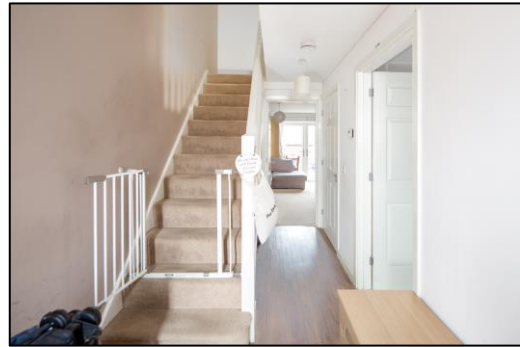
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Entrance Hall



Entrance Hall



Kitchen Breakfast Room



Kitchen Breakfast Room



Lounge Diner

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Lounge Diner



Lounge Diner



Landing



Bathroom



Bedroom Two

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Bedroom One



Bedroom One



Rear Garden



Rear Garden Overview



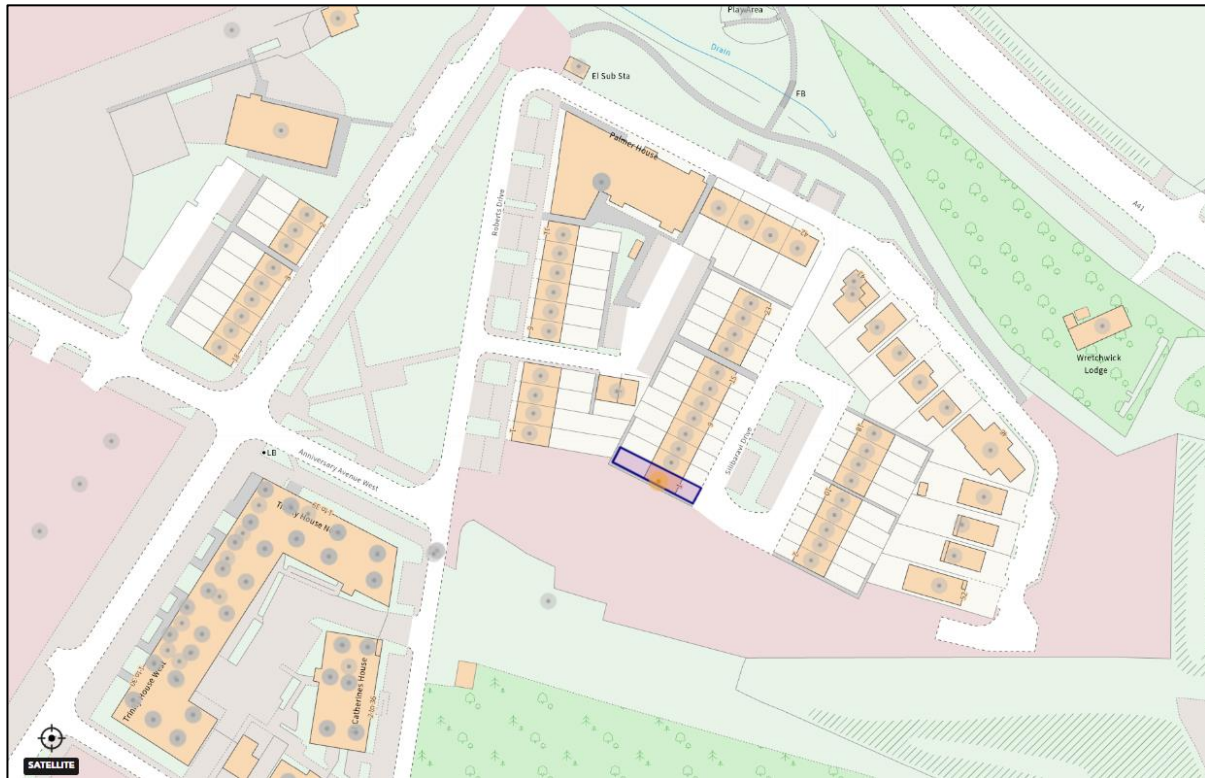
Rear Garden

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Land Registry Plan

Space for Notes:

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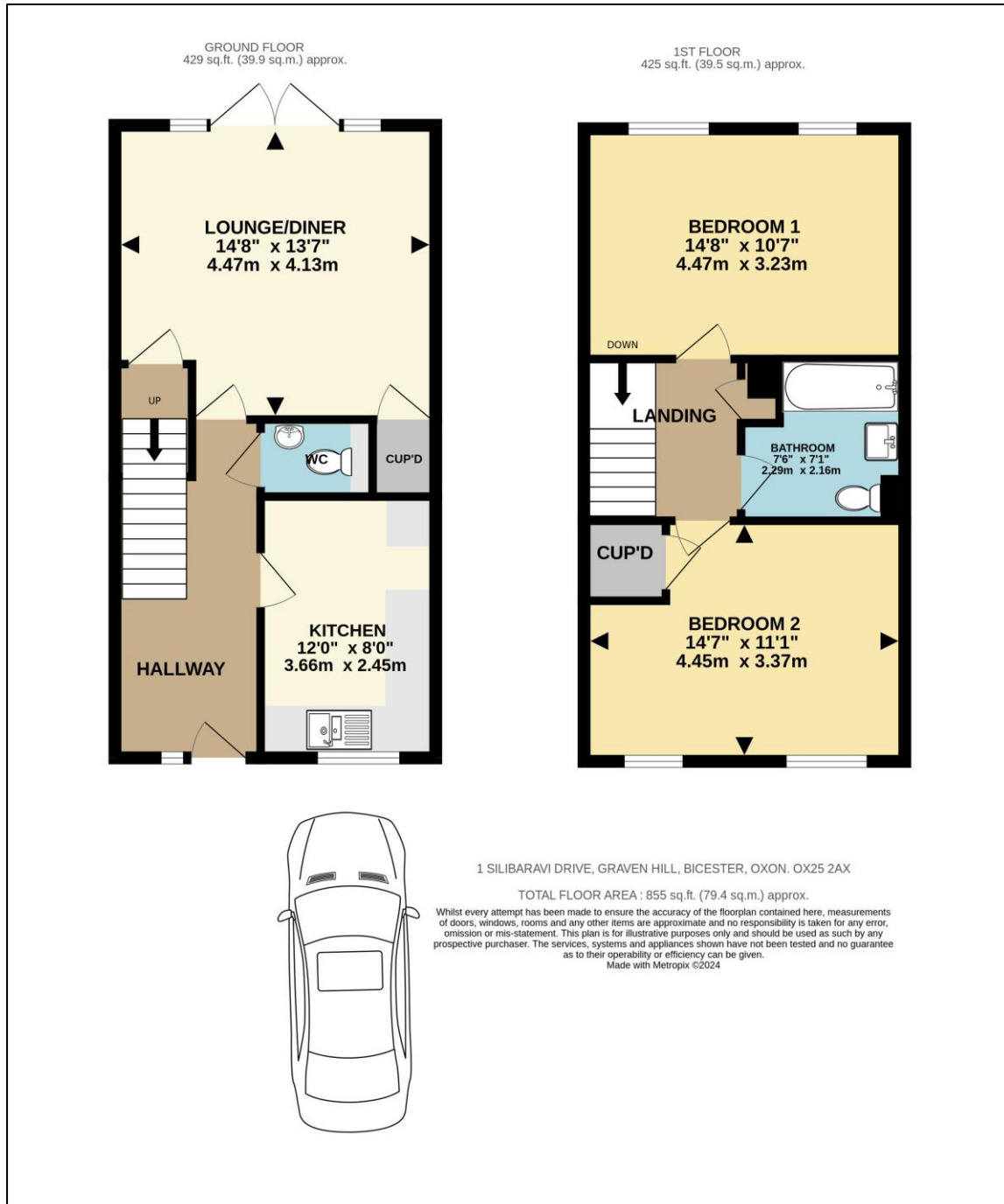
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