

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



21 Pioneer Way, Kingsmere, Bicester, Oxfordshire. OX26 1BF

BARTON FLEMING

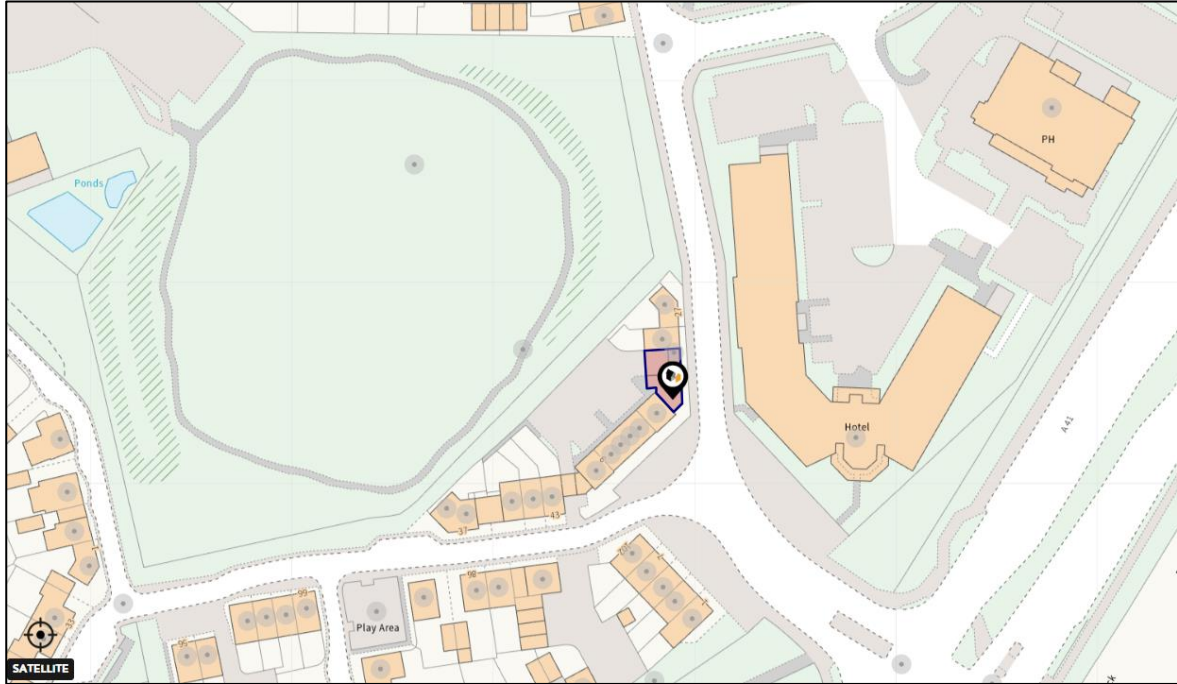
INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

21 Pioneer Way, Kingsmere, Bicester, Oxfordshire. OX26 1BF



**A Two Bedroom Maisonette with Hall with Access to Car Port,
Ground Floor Bedroom, Living Room, Kitchen/Diner/Snug,
Bedroom and Bathroom to First Floor**

LEASEHOLD

50% Shared Ownership: £ 140,000

- ❖ Ground Floor Entrance Hall with access to Car Port
- ❖ Ground Floor Bedroom
- ❖ Stairs to First Floor
- ❖ Landing
- ❖ Bathroom
- ❖ Living Room
- ❖ Kitchen/Diner/Snug
- ❖ First Floor Bedroom
- ❖ Close to Local Amenities
- ❖ Walking Distance to Bicester Village and Train Station

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (83).
Council Tax: Band C
Approx. £2,190 per annum.

Shared Ownership

The property is brought to the market as a shared ownership (leasehold) of 50%, through the freeholder, Paradigm Living. The leasehold has 116 years remaining.

Rent:

The rent payable to Paradigm is currently £405.51 per month.

Management/Service Charge Fees:

The following fees are payable to the landlord, Paradigm Living:

Service Charge:	£52.44 per month
Estate Charge:	£13.09 per month
Buildings Insurance:	£13.61 per month
Management Fee:	£9.78 per month
Reserve Fund Payment:	<u>£21.74 per month</u>
Total:	£110.66 per month

Ground Rent:

Ground rent is payable yearly at £150 per annum (payable in April).

Ground Floor:

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

HALL:

Plain plaster ceiling, radiator, door to car port.

BEDROOM TWO: 14'2 x 7'6

Twin front aspect PVC windows, plain plaster ceiling, metal RCD/MCB electricity consumer unit, radiator.

First Floor:

LANDING:

Plain plaster ceiling, front aspect PVC window, built-in cupboard, built-in linen cupboard.

BATHROOM: 7'5 x 6'6

Plain plaster ceiling, extractor fan, vinyl flooring, panel enclosed bath with mixer tap, thermostatic shower, sliding head support, dual flush close coupled WC, pedestal wash hand basin, shaver socket, chrome heated towel rail.

LIVING ROOM: 15'0 x 9'6

Rear aspect PVC window, plain plaster ceiling, radiator, boiler cupboard enclosing "Ideal Logic Code Combi CS33" boiler.

KITCHEN/DINING/SNUG: 28'4 max width overall

Kitchen/Dining Area: 15'3 x 14'2

Snug Area: 10'3 (average) x 6'5

Three front aspect PVC windows, two radiators, telephone point.

Kitchen Area: Range of tall base and eye level units, roll edge laminate worksurfaces, laminate upstands, 500mm drawers, fitted stainless steel and glass fan oven/grill, 4-ring stainless steel gas hob, stainless steel splashback, stainless steel extractor fan, 400mm base unit, 1200mm under sink corner base unit with two 400mm doors, stainless steel sink, space for washing machine, 600mm corner base unit with 300mm door, 500mm tall unit, space for upright fridge freezer.

BEDROOM ONE: 12'3 x 9'6

Two rear aspect PVC windows, plain plaster ceiling, radiator, central heating thermostat.

Outside:

CAR PORT: 16'9 x 9'8

refer to photograph

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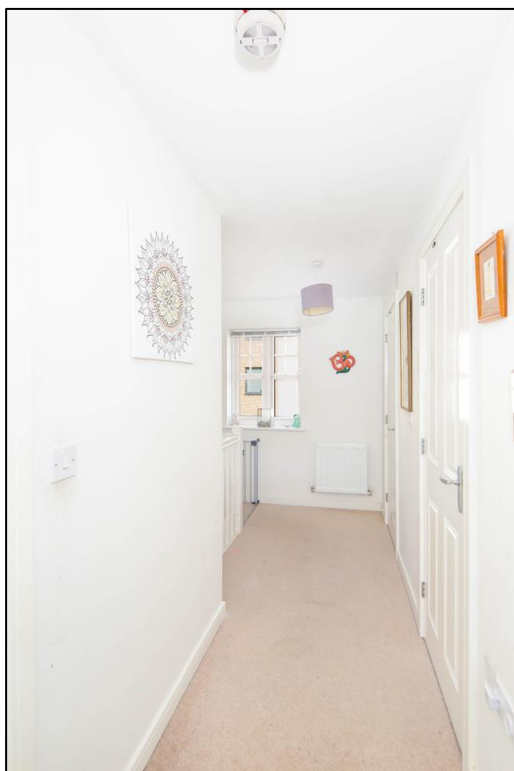
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Downstairs Hallway



First Floor Landing



First Floor Landing

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Ground Floor Bedroom



First Floor Landing



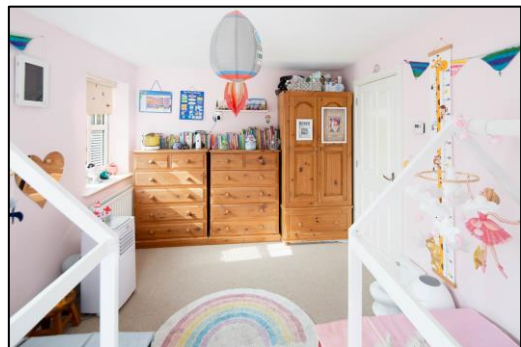
Bathroom



Living Room (currently used as bedroom)



Living Room (currently used as bedroom)



Living Room (currently used as bedroom)



Bedroom One



Bedroom One

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Dining Area



Snug Area

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Dining Area



Kitchen Area



Kitchen Area



Car Port

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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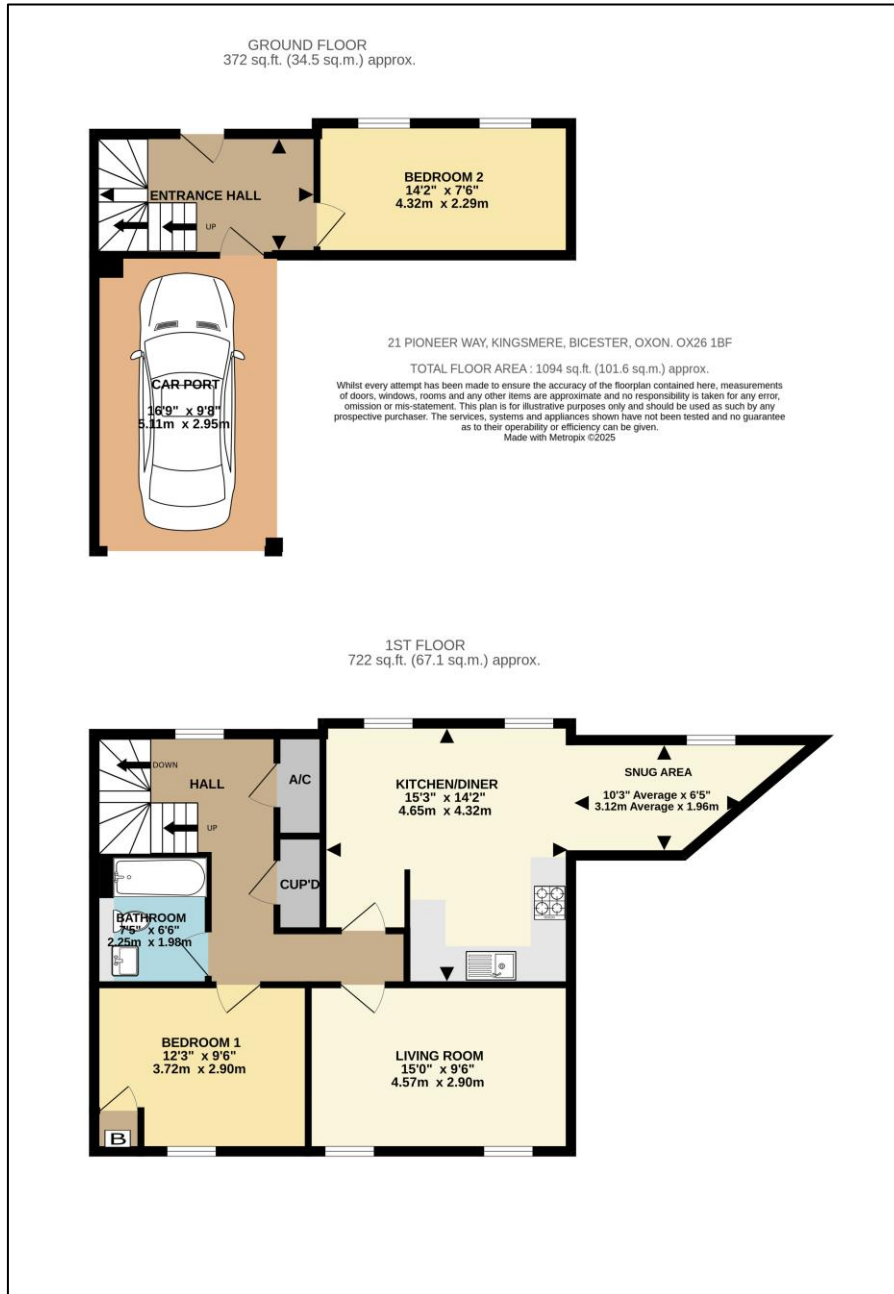
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