

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**161 Coach House Mews, London Road,
Bicester, Oxfordshire. OX26 6HB**

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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

**161 Coach House Mews, London Road,
Bicester, Oxfordshire. OX26 6HB**



**Opposite Bicester Village and Train Station
A One Bedroom First Floor Flat with Lounge Diner,
Kitchen and Bathroom with an Allocated Parking Space.**

LEASEHOLD (99 years from 1 June 2006)

£ 200,000

- ❖ Communal Entrance and Staircase
- ❖ Communal First Floor Landing
- ❖ Entrance Hall
- ❖ Bedroom
- ❖ Bathroom
- ❖ Lounge Diner and Kitchen
- ❖ Allocated Parking Space No. 161
- ❖ Close to Bicester Village and Train Station
- ❖ Walking Distance to Bicester Town Centre
- ❖ Train travel times of 16 minutes to Oxford and from 52 mins to Marylebone.

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating C (80)

Council Tax: Band A

Approx. £1,643 per annum.



Management Fees:

Management Company: Bromford

Fees: £127.36 per month

(inclusive of building insurance, communal fees, service charge and reserve fund for owners)

Leasehold Information

Leasehold: A term of 99 years from 1 June 2006.

Freeholder: Bromford Carinthia Housing Association Limited.

Maintenance Fee: £127.36 per month
(including £17.79 admin fee) *(inclusive of communal fees, service charge, administration charge, reserve fund, etc)*

Ground Rent: Peppercorn

Ground Floor:

Intercom to Communal Door to:

Communal staircase to communal first floor landing.

COMMUNAL LANDING:

Electric meter box, security front door with spyhole to:

ENTRANCE HALL:

Plain plaster ceiling, radiator, laminate flooring, built-in cupboard enclosing RCD/MCB electricity consumer unit, telephone master socket, central heating digital thermostat.

BEDROOM: 10'5 x 9'6

Rear aspect PVC hinged and tilt window, plain plaster ceiling, built-in 2-door wardrobe, radiator, vent, telephone point.

BATHROOM: 7'5 x 6'4

Rear aspect PVC window, plain plaster ceiling, ceramic tiled floor, radiator, panel enclosed bath with mixer tap, "Triton T80xr" shower with sliding head support, rail and curtain, pedestal wash hand basin, dual flush close coupled WC.

LOUNGE DINER: 19'8 x 13'6

Inward opening French doors with Juliet balcony, two front aspect PVC window, plain plaster ceiling, two radiators, laminate flooring, telephone point, TV/satellite point, second telephone point, open plan to:

KITCHEN: 8'9 x 8'7

Front aspect PVC windows, plain plaster ceiling, extractor vent ceramic tiled floor, "Ideal isar" boiler and programmer. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for fridge freezer, space for washing machine, stainless steel sink, 600mm base unit, 800mm corner base unit with 400mm door, 600mm cutlery and pan drawers, 800mm corner base unit with 300mm door, 400mm base unit, space for cooker, 450mm base unit.

PARKING:

Allocated single parking space (No. 161) plus visitor spaces available.

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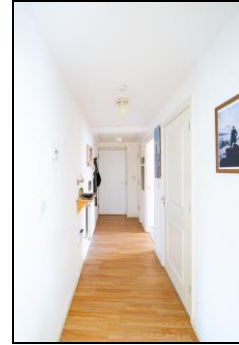
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Communal Front Door



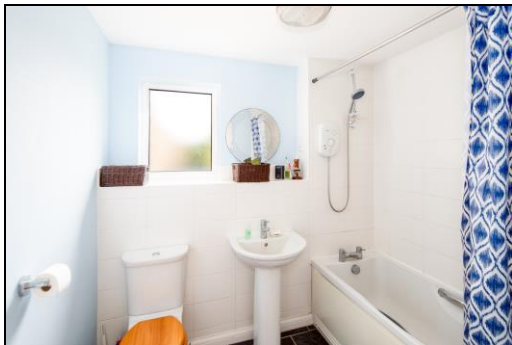
Apartment Front Door and Entrance Hall



Bedroom



Bedroom



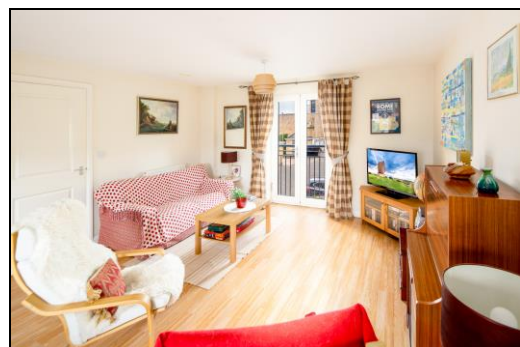
Bathroom



Lounge Diner



Lounge Diner



Lounge Diner

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Lounge Diner



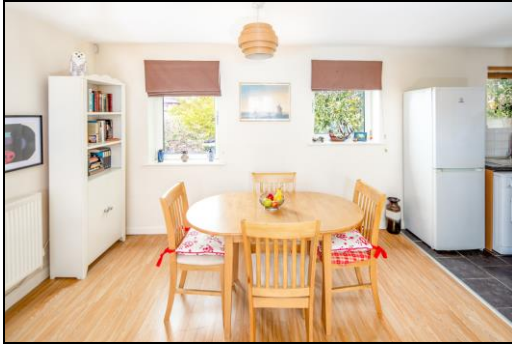
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Dining Area



Kitchen



Kitchen



Allocated Parking



Access to Parking and Visitor Spaces

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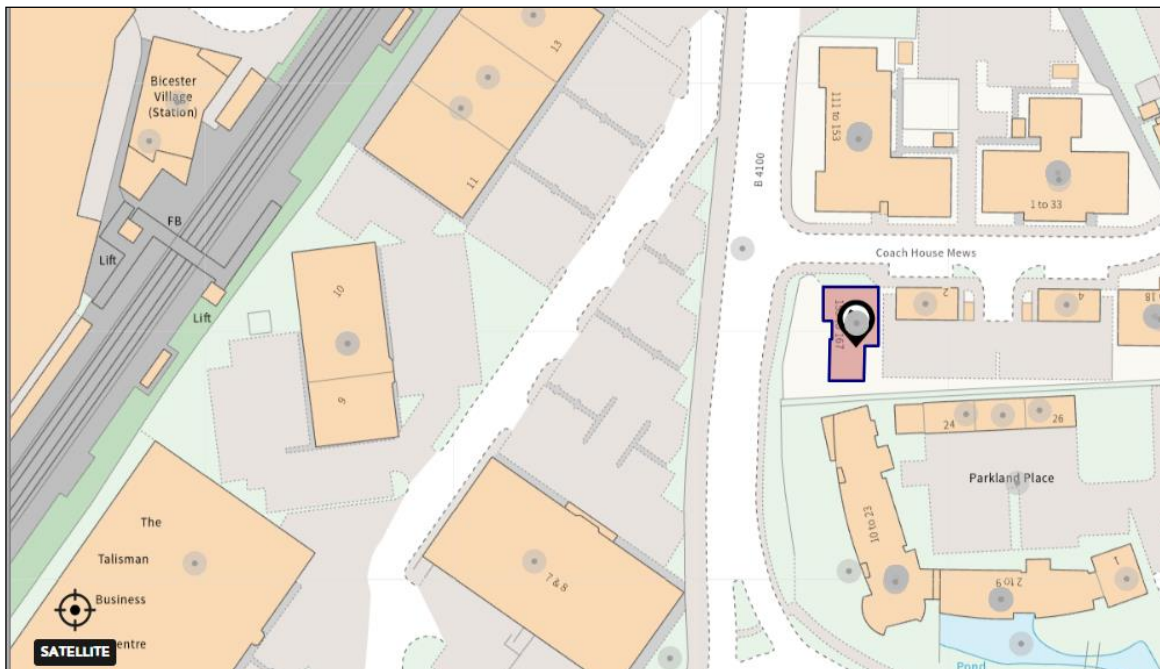
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Outlook to Front



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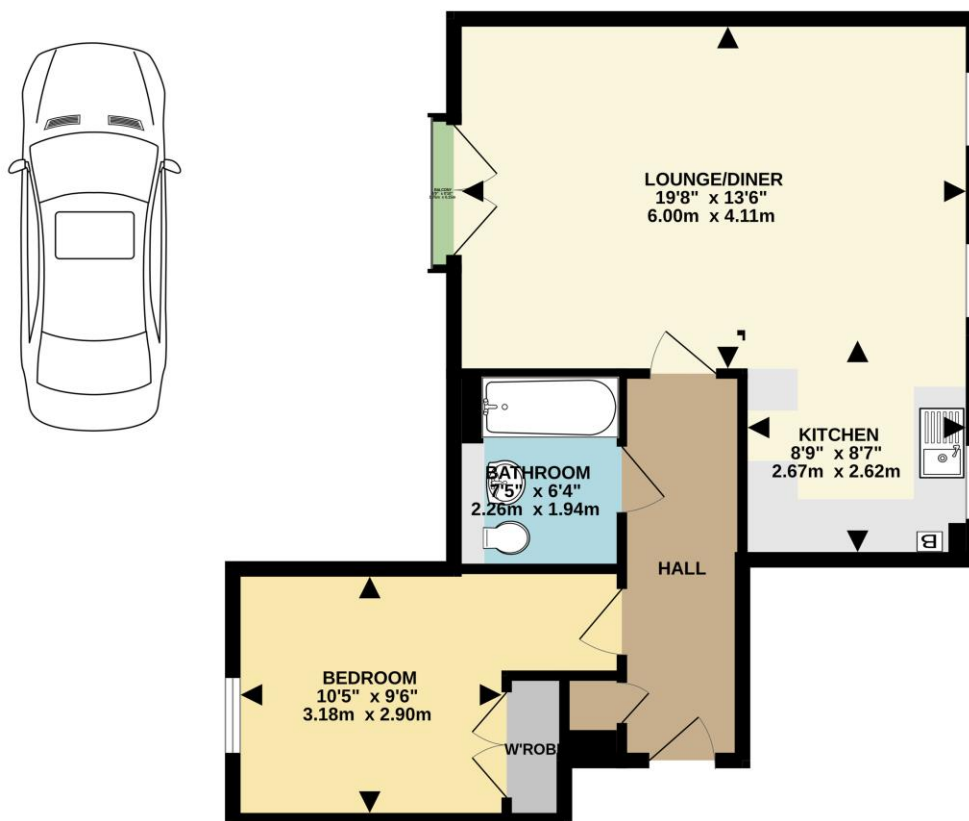
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GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



161 COACH HOUSE MEWS, LONDON ROAD, BICESTER, OXON. OX26 6HB

TOTAL FLOOR AREA: 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.