

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**1 Pembroke Way, Off Keble Road
Bicester, Oxfordshire. OX26 4TX**

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

1 Pembroke Way, Bicester, Oxon. OX26 4TX



First Floor One Bedroom Maisonette with Re-fits to the Kitchen & Shower Room Plus a Garden to the Front & Side

LEASEHOLD

£ 179,950

- ❖ Walking Distance of Bicester North Station
- ❖ Storm Porch
- ❖ Entrance Hall with utility space for washing machine
- ❖ Hallway
- ❖ Kitchen with Fridge Freezer, Oven/Hob/Extractor
- ❖ Living Room
- ❖ Double Bedroom
- ❖ Shower Room
- ❖ Front/Side Garden
- ❖ Close to On-Street Parking Bay
- ❖ Local Amenities in Bassett Ave and Buckingham Road

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

Leasehold:

Term: 150 years up to and including 9 February 2173

Ground Rent: Peppercorn rent.

Maintenance: Shared maintenance costs with the maisonette below.

Parking:

ON-STREET PARKING:

There is a parking bay immediately outside the property providing spaces for multiple cars on a free-for-all, first-come-first-served basis.

Amenities:

There are two sets of local shops:-

- 1) **Bassett Avenue Shops:**
Local Co-Op-cum-Post Office, Fish & Chip Shop, Crispy Duck Take-Away, Laundrette, Bakery & White Horse Pub.
- 2) **Buckingham Road Shops:**
Gulf Petrol Station & Car Wash, KFC, Pizza Hut, Ladbroke's, Co-Op Food, Domino's Pizza & Bicester Pharmacy.

Ground Floor:

STORM PORCH:

Part glazed security front door to:-

ENTRANCE HALL:

Front aspect PVC window adjoining the door, RCD/MCB electricity consumer units for both regular and cheap-rate circuits, under-stairs recess, washing machine, wall mounted electric heater, staircase to first floor.

First Floor:

HALLWAY:

Loft hatch.

KITCHEN: 6'3 x 5'6.

Rear aspect PVC window, coving, vinyl flooring. Range of tall, base and wall units with roll-edge laminate worktops, laminate surrounds, 4-ring ceramic electric hob, stainless steel and glass finish fan oven-grill, pull-out extractor hood, round stainless-steel sink and round stainless steel drainer, tall unit enclosing 50:50 fridge freezer.

LIVING ROOM: 11'0 x 10'1.

Rear aspect PVC window, wall mounted electric convector heater, TV point.

BEDROOM: 9'10 x 8'11.

Front aspect PVC window, wall mounted hard wired convector heater, TV point, 'Virgin' point.

SHOWER ROOM:

Extractor fan, wall mounted 'Dimplex' fan heater, vinyl flooring, over-stairs bulkhead airing cupboard, shower enclosure with 'Triton T80 easi' electric power shower and aqua panels, wash hand basin with cupboard under, shaver socket, dual flush close coupled WC.

Outside:

PRIVATE GARDEN: Refer to photos

To the front and side of the property, shed.

Key Facts for Buyers:

EPC: Rating of D (66).

Council Tax: Band A

Approx. £1,643 per annum.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk

E-mail: info@bartonfleming.co.uk

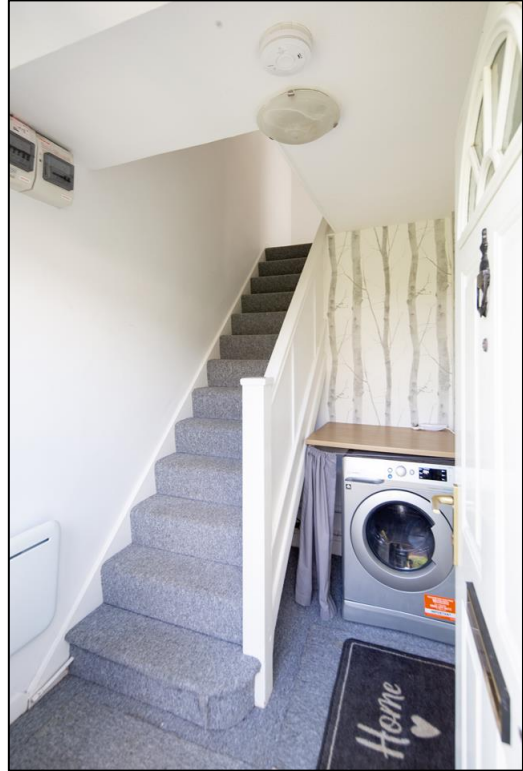
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Front



Entrance Hall



Hallway



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



Living Room



Close to On-Street Parking



Shower Room



Shower Room



Bedroom



Bedroom

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)

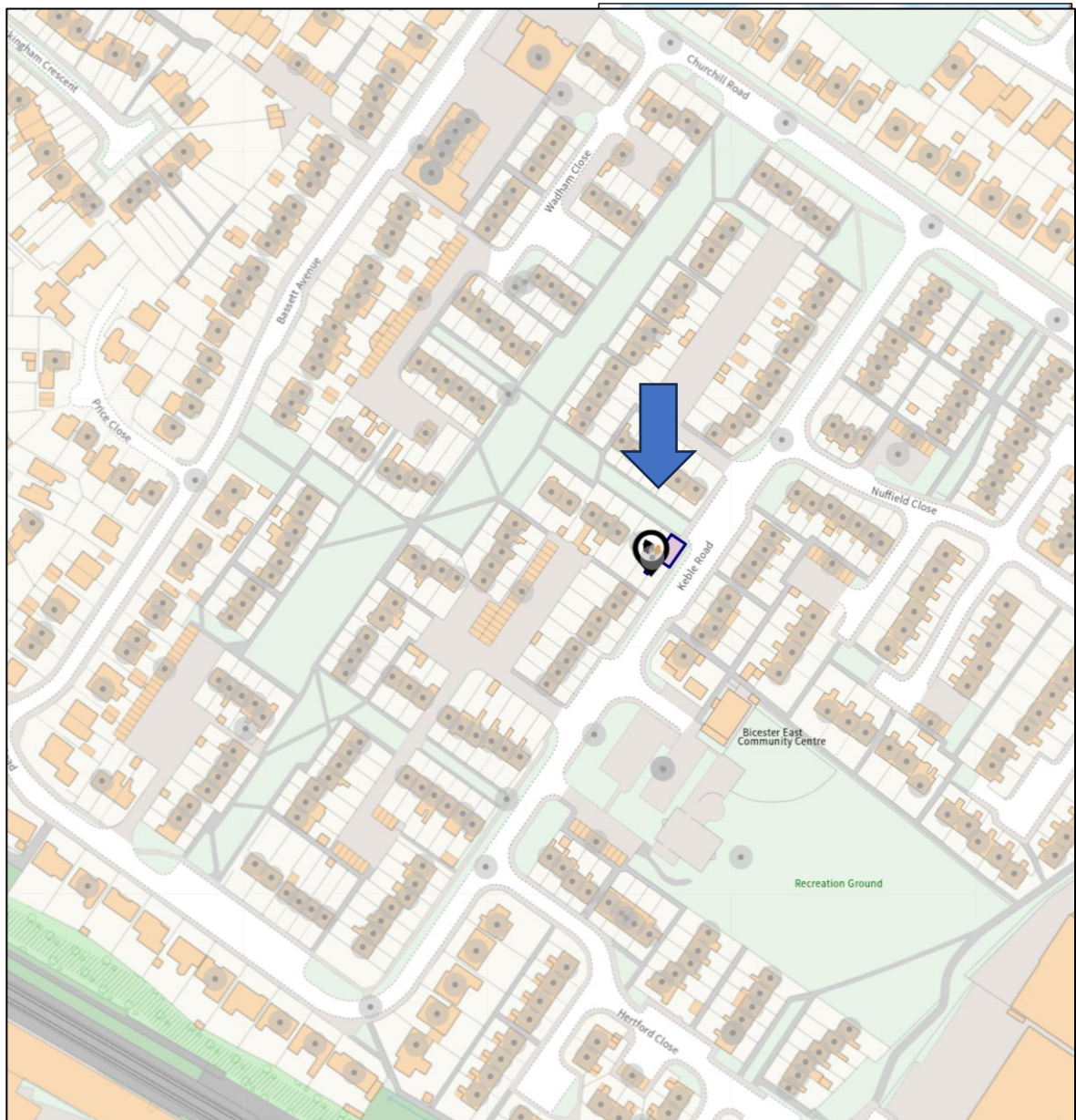
249922



Front / Side Garden



Street Scene



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

Space for Notes:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

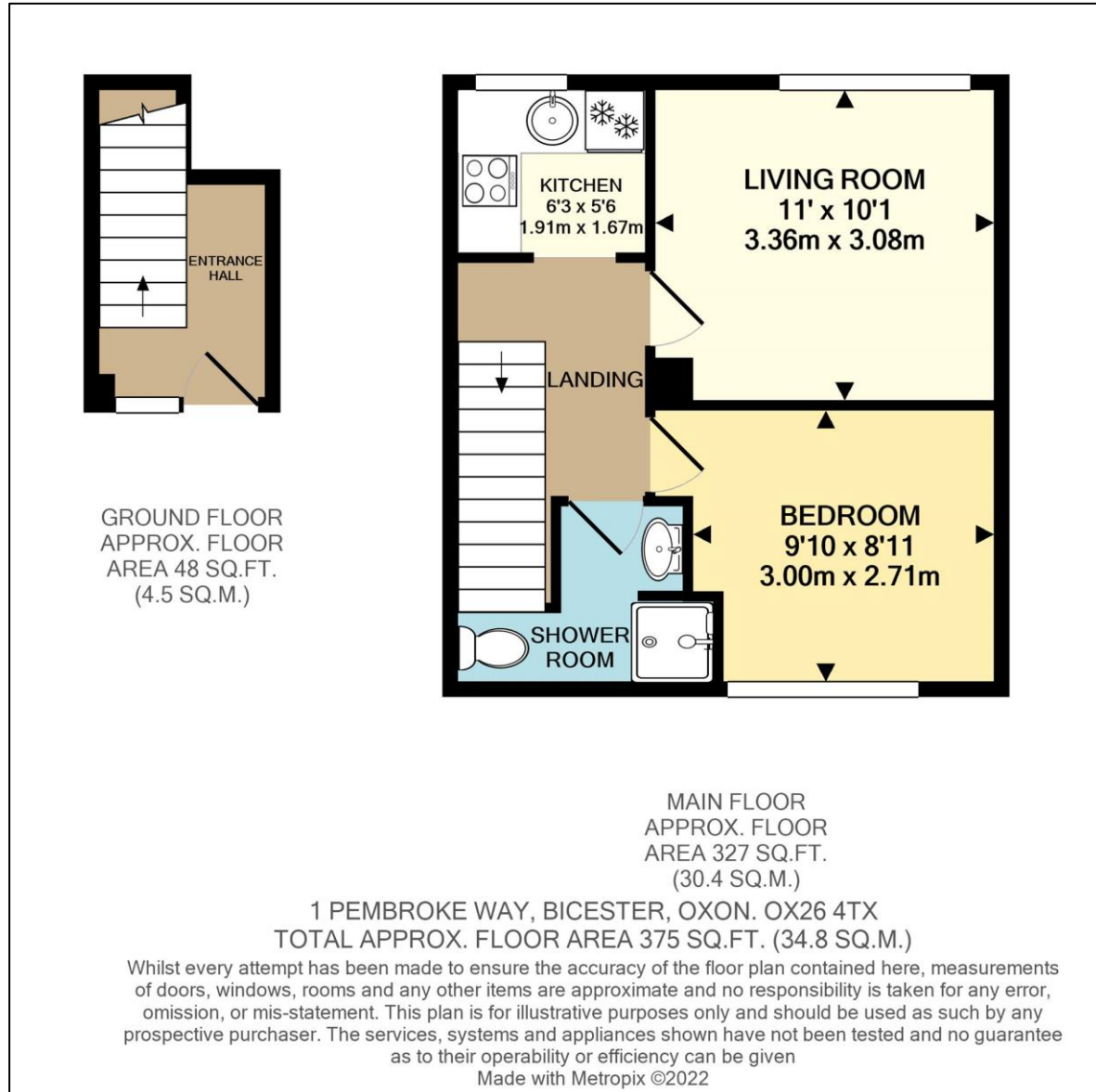
Web: www.bartonfleming.co.uk

E-mail: info@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



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 which 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.