

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



5 Building 35, The Parade, Caversfield, Bicester, OX27 8AD

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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**Located in the Sought After Garden Quarter, A Two Bedroom
Maisonette with Lounge Diner, Kitchen, Bathroom and
Two Allocated Parking Spaces.**

LEASEHOLD

£ 375,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Lounge Diner
- ❖ Kitchen
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Two Allocated Parking Spaces (Nos. 327 and 328)
- ❖ Private Communal Grounds

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (70).
Council Tax: Band C
Approx. £2,190 per annum.

Leasehold Information:

Freeholder: City & Country Bicester Limited
Lease Length: 175 years from 01/07/2012
Ground Rent: £250 per annum (reviewed every 12 years)
Management Company: Encore
Management Fees: £1,800 per annum (payable every 6 months)

Ground Floor:

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

ENTRANCE HALL: 11'10 x 7'8 narrowing to 3'2 by door

Plain plaster ceiling, Oak flooring, Oak turning staircase, radiator.

CLOAKROOM: 4'5 x 4'3 (max)

Side aspect Crittal window and plantation style shutters, plain plaster ceiling, downlighting, extractor fan, chrome heated towel rail, concealed cistern dual flush WC, corner wash hand basin.

LOUNGE DINER: 16'8 x 16'8

Front and side aspect and two rear aspect windows with plantation style shutters, plain plaster ceiling (9'4" ceiling height), two radiators, Oak flooring, TV point, "Virgin" box, telephone point, digital central heating thermostat.

KITCHEN: 8'11 x 7'8

Side aspect Crittal window with plantation style shutters, plain plaster ceiling, downlighting, RCD/MCB electricity consumer unit, radiator, ceramic tiled floor. Range of base and eye level units, roll edge laminate worksurfaces, acrylic upstands, 300mm tall unit housing integrated fridge freezer (1400mm fridge/650mm 3-drawer freezer), 300mm cutlery and pan drawer, stainless steel and glass fan oven/oven grill, 4-ring stainless steel hob, acrylic splashback, pull out extractor hood, 150mm slide out rack, 800mm corner base unit with 400mm door, integrated dishwasher, 1000mm undersink corner base unit with 400mm door, 1½ bowl stainless steel sink.

First Floor:

STAIRCASE AND LANDING: 8'9 x 7'4 widening to 7'8

Side aspect Crittal window with plantation style shutters, plain plaster ceiling.

INNER LANDING:

Front and rear aspect Crittal window with plantation style shutters, plain plaster ceiling, access to loft space (*drop down ladder, hard wired light, boarded for access to Glowworm boiler*).

BATHROOM: 8'10 x 7'8

Side aspect Crittal window with plantation style shutters, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, large mirror and downlights, panel enclosed bath with mixer tap shower attachment, sliding head support, screen, wall hung wash hand basin, concealed cistern dual flush WC.

BEDROOM ONE: 13'8 x 8'9

Twin rear aspect Crittal windows with plantation style shutters, plain plaster ceiling, radiator, "Virgin" point, TV point.

BEDROOM TWO: 13'7 x 8'4

Front aspect Crittal window with plantation style shutters, plain plaster ceiling, radiator, "Virgin" point, TV point.

Outside:

COMMUNAL GROUNDS: refer to photographs

PARKING:

Allocated parking for two cars (*Nos. 327 and 328*).

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Side View of Building



Front Door



Entrance Hall and Cloakroom



Lounge Diner



Lounge Diner



Lounge Diner



Kitchen

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Kitchen



Turning Staircase



Inner Landing



Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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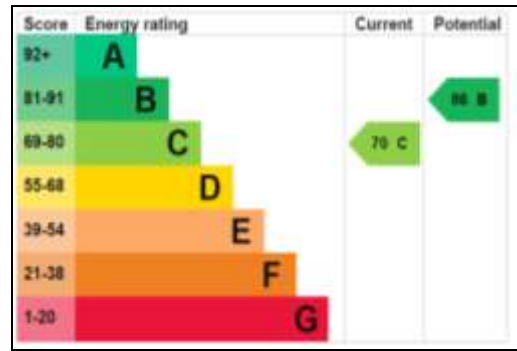
Allocated Parking Spaces



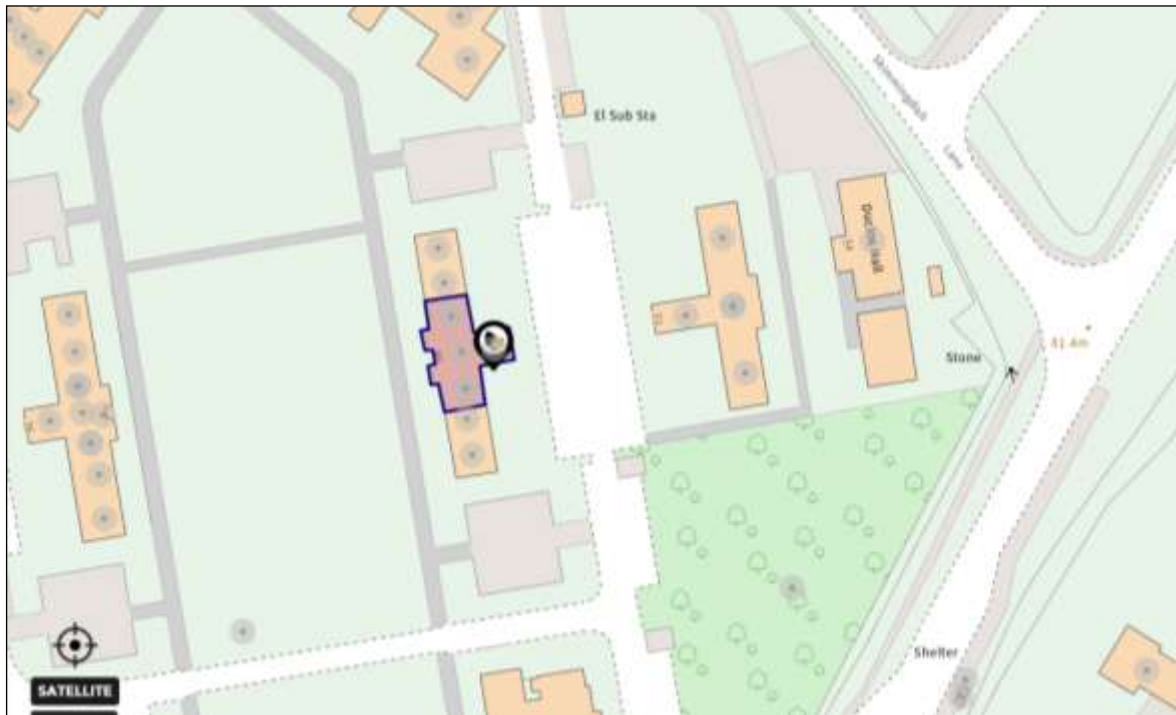
View to Rear of Block



Communal Park



EPC



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Space for Notes

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5 BUILDING 35, THE PARADE, THE GARDEN QUARTER, CAVERSFIELD, OX27 8AD

TOTAL FLOOR AREA: 870 sq. ft. (80.8 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.