

BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**105 Corncrake Way, New Langford,
Bicester, Oxfordshire. OX26 6UF**

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

105 Corncrake Way, Bicester, Oxon. OX26 6UF



**In a block of only two units, A First Floor
Two Bedroom Spacious Flat with two parking spaces**

LEASEHOLD (100 years remaining)

£ 269,950

- ❖ Walking Distance of Bicester Village & Town
- ❖ Only two properties in the block
- ❖ Parking for two cars side-by-side
- ❖ Larger than an average two-bedroom house, locally.
- ❖ Communal Hall, Staircase & Landing
- ❖ Entrance Hall, Inner Hall
- ❖ 16Ft x 9½FT Kitchen-Diner open plan to Living Room
- ❖ Two Bedrooms, the main with wall-to-wall wardrobes
- ❖ Bathroom with re-fitted rain head shower over the bath
- ❖ En-Suite to main bedroom

VIEWING
APPOINTMENT:

DAY:

TIME:

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

Key Facts for Buyers:

EPC: Rating of C (69).
Council Tax: Band B
Approx. £1,916 per annum.
Title: Leasehold
Term: 125 Yrs from June 2001.
Fees: About £3,000 per year.
Management: Leete EM
Ground Rent: TBA

Communal Ground Floor:

STORM PORCH:

Outside courtesy light, communal front door with intercom.

COMMUNAL ENTRANCE HALL:

Front aspect window at first floor level, Staircase with quarter landing full landing up to the flat's front door, understairs cupboard.

Flat:

ENTRANCE HALL:

RCB/MCB electricity consumer units, loft hatch, laminate flooring, half glazed fire rated door to inner hall.

INNER HALL:

Replaced storage heater, laminate flooring.

LIVING ROOM: 13'10 x 11'4.

Side and rear aspect PVC windows, coving, replaced storage heater, laminate flooring, TV point. Open plan to:-

KITCHEN DINER: 16'1 x 9'5.

Twin front aspect PVC windows, coving, laminate flooring, replaced heater, space for table & 6 chairs, vinyl flooring. Range of tall, base and wall units with roll edge laminate worktops and tiled surrounds.

Space for wide fridge freezer, space for washing machine, 800mm under-sink base unit, 1½ bowl stainless sink with replaced hose extending tap, space for dishwasher, corner base unit with a 600mm door, 800mm cutlery & pan drawers, 4 ring electric hob, stainless steel backsplash, 300mm base unit, corner base unit with a 600mm door, 300mm tall slide-out larder unit, 600mm tall unit with fitted double cavity fan oven & oven/grill, space for under-counter freezer.

BATHROOM:

Front aspect window, extractor fan, wall mounted fan heater, replaced flooring, airing cupboard, bath with replaced tap and shower to a fixed rain head with second hand-held head and sliding head support, replaced basin with cupboard under, close coupled WC.

BEDROOM ONE: 10'10 plus wardrobes x 9'7.

Rear aspect PVC window, wall mounted heater, wall-to-wall wardrobes, TV point.

EN-SUITE SHOWER ROOM:

Side aspect window, extractor fan, wall mounted fan heater, replaced flooring, wash hand basin with drawers under, close coupled WC.

BEDROOM TWO: 9'7 x 9'2.

Rear aspect PVC window, wall mounted heater.

Outside:

COMMUNAL GROUNDS:

Gated access, refer to photos.

ALLOCATED PRIVATE PARKING:

For two cars side-by-side.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

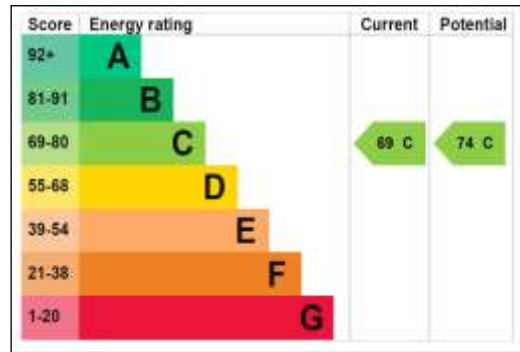
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Rear & Side of the block



E P C



Staircase to 1st Floor



Communal Store & Porch



Entrance Hall & Inner Hall



Kitchen Diner



Kitchen Diner



Kitchen Diner

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



Living Room



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



En-Suite to Bedroom One

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



Bathroom



Re-fitted Tap & Shower over the bath



Communal Outside Store



Communal Garden



Communal Garden

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



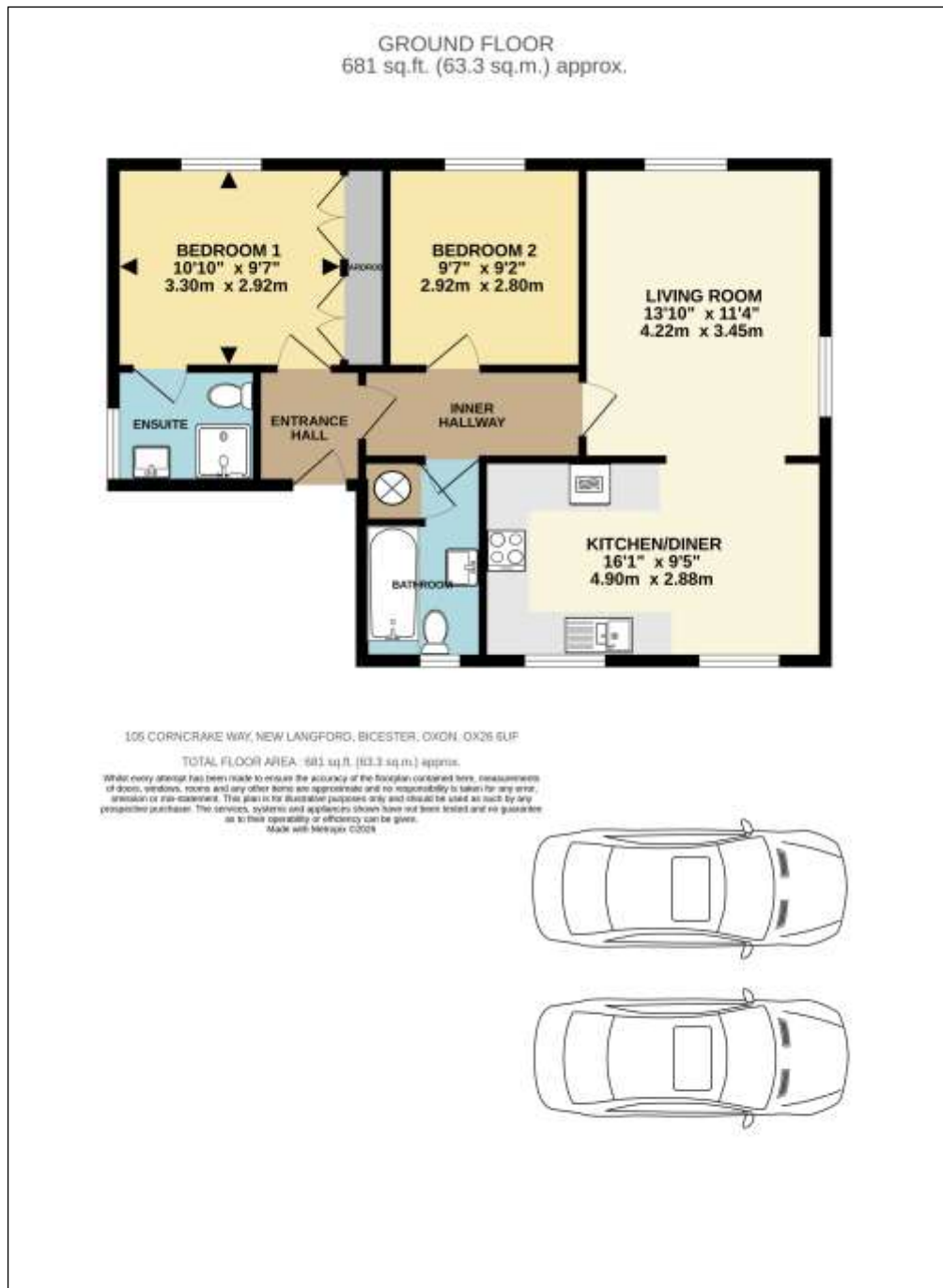
BARTON FLEMING

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 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.