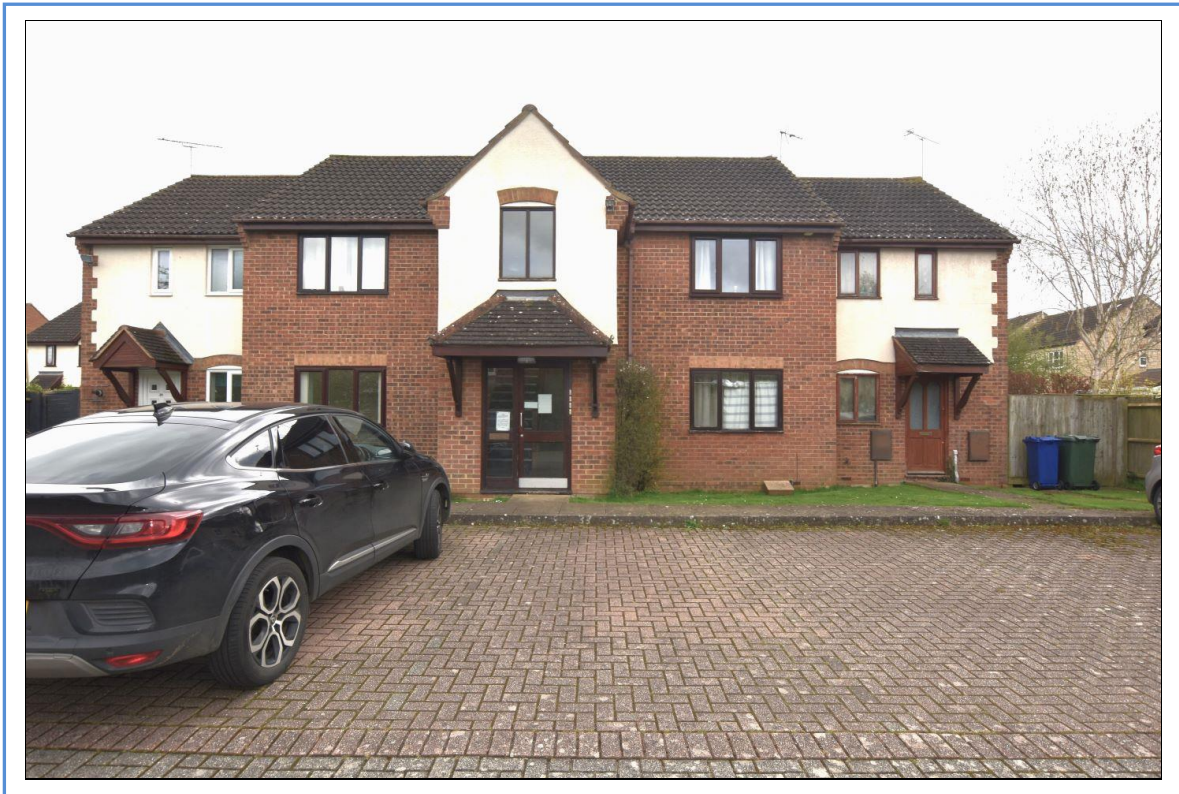


BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**29 Lapwing Close
Bicester
Oxon
OX26 6XR**

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

Tel: Bicester (01869)

241616

29 Lapwing Close, Bicester, Oxon OX26 6XR



A one bedroom Ground floor flat with private garden situated on the 'Langford Village' Estate in Bicester

TO LET

£ 995.00 PCM

- ❖ Communal Entrance Hall
- ❖ Private Entrance Hall
- ❖ Open Plan Living Room and Kitchen
- ❖ Landlord gifted White goods
- ❖ Bedroom
- ❖ Shower Room
- ❖ Private Rear Garden with extending canopy over patio
- ❖ Allocated Parking space in Car Park to front

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Ground Floor:

COMMUNAL ENTRANCE HALL

With letter box and front door to;

PRIVATE ENTRANCE HALL: 3'8 x 5'1

Textured ceiling, door to living room, door to bedroom, door to shower room, Built-in cupboard.

OPEN PLAN LIVING ROOM: 11'4 x 11'3

uPVC double glazed French doors to rear aspect, textured ceiling, radiator, laminate wood flooring, TV point, telephone point, power point with USB ports, open plan to:

KITCHEN 9'11 x 6'11 max 5'5 min

uPVC double glazed window to rear aspect, plain plastered ceiling, fitted with a range of base and eyelevel units with gloss cream door and drawer fronts and vertical and horizontal handles, granite style roll top laminate work surfaces, single drainer stainless steel sink unit with mixer tap, Potterton Promax Gas combination central heating boiler Zanussi Freestanding cooker with 4 x electric hobs twin ovens and grill, ceramic tiled floor, Landlord gifted white goods including; Bosch Classixx

slimline Dishwasher, Beko automatic washing machine and Bosch Fridge Freezer.

BEDROOM : 8'0 x 10'7 to wardrobes

uPVC double glazed window to front aspect, radiator, textured ceiling, built-in wardrobes with sliding mirrored doors

SHOWER ROOM: 5'1 max 3'7 min x 7'6

Plain plastered ceiling with extractor fan, pedestal wash hand basin with mixer tap, tiled splash back, 4 built-in shelves, wall mounted medicine cabinet with mirrored doors, close couple WC, shower enclosure with 2 x glass panels and white tiled walls, Mira shower with flexible hose to white shower head on height adjustable pole white towel radiator, ceramic tiled floor

Outside

GARDEN:

Paved patio area with extending patio canopy. Garden mainly laid to lawn enclosed by panel fencing with timber garden shed

PARKING

1 space to front of block

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Front



Communal Entrance Hall



Private Entrance Hall



Private Entrance Hall



Living Room



Living Room



Kitchen



Kitchen

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Central Heating Boiler



Cooker



Bedroom



Bedroom



Shower Room



Shower Room



Rear garden



Rear elevation

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Material Property Information

Council Tax Band **A** / **Amount £1586.35**

Rental Asking Price **£995.00**

Tenure**leasehold**

Property construction **Standard**

Mains Electricity supply **Yes**

Mains Gas Supply **Yes**

Mains Water supply **Yes**

Mains Sewerage **Yes**

Heating Type **Gas**

Broadband**Fibre to Cabinet and Copper to House**

Parking..... **Allocated**

No of Parking Spaces**1**

Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title..... **No**

Flood risk - has the property been subject to any flooding in the last 5 years **No**

Planning permission – Does the property have any outstanding planning applications **No**

Accessibility/adaptations - Does the property have any disabled access provisions **No**

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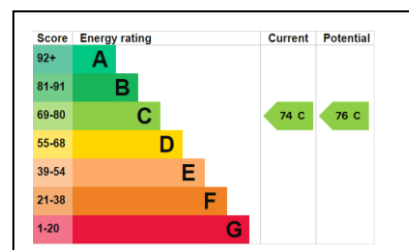
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AVAILABLE: Immediately

RENT:

£995.00 per calendar month.

LENGTH OF TENANCY: 12 Months



RENTAL DEPOSIT

£1148.08 (Equal to five weeks rent.)

Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

COUNCIL TAX BAND

According to <http://cti.voa.gov.uk>

The council tax band is

To Make an offer to rent the property

Please send an e-mail to:

E-mail: lettings@bartonfleming.co.uk

Including :

Full names of all adult occupants

Emails and telephone numbers for all tenants

Occupations of all tenants

Gross annual salaries for all tenants including contracted hours of employment

Details of any children

Details of any pets

Required Tenancy Start date

Length of tenancy required

Any special conditions or requirements

We will then put your offer to rent the property forward to the landlord.

BARTON FLEMING LETTINGS Ltd.

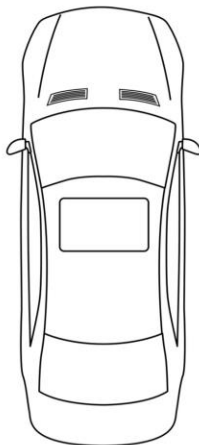
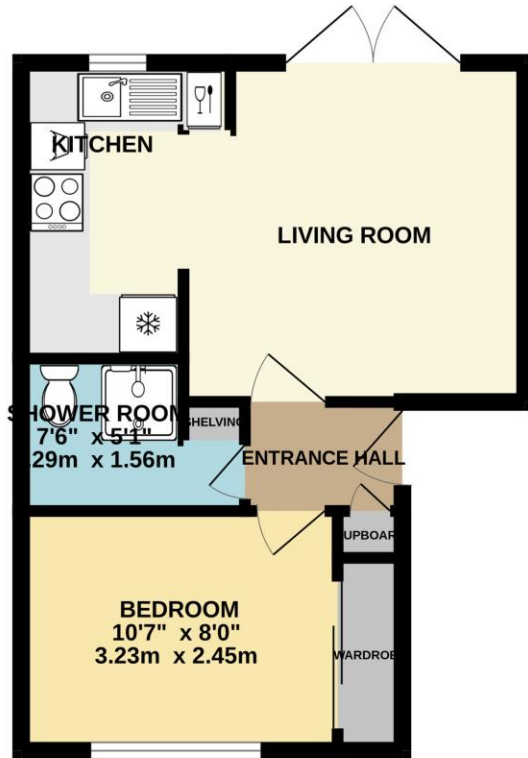
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GROUND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 342 sq.ft. (31.7 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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