

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS



**18 Balmoral Drive,
Brackley,
Northants.
NN13 6JP**

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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

18 Balmoral Drive, Brackley, Northants. NN13 6JP



A Completely Refurbished three bedroom semi detached House with parking for 2 cars to front.

TO LET

£1400.00 PCM

- ❖ Driveway parking for two cars side by side
- ❖ Covered Porch
- ❖ Entrance Hall with built in cupboard
- ❖ Living room with bay window
- ❖ Re-fitted Dining Kitchen
- ❖ Landing
- ❖ Master Bedroom with built-in wardrobes
- ❖ Two Further Bedrooms
- ❖ Re-fitted Family Bathroom
- ❖ Enclosed rear garden

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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COVERED PORCH:

Outside courtesy light, gas & electric meter boxes, Opaque PVC double glazed front door to:

ENTRANCE HALL: 5'11 x 3'0

Radiator, , telephone point, New carpet and fitted door mat, built-in cloaks cupboard

LIVING ROOM: 16'2 x 9'8

Front aspect PVC double-glazed bay window, two radiators, TV point, living under stairs storage area

DINING KITCHEN: 13'3 x 10'7.

Rear aspect PVC double-glazed window, Rear aspect PVC double glazed double doors, wall mounted 'Glow Worm' boiler, Vinyl floor covering, radiator. New Range of base and wall units with grey panelled door fronts and Stainless steel handles new wood effect roll edge laminate work surfaces and grey and cream pattered tiled surrounds, space for tall fridge freezer, New 'Lamona' built-in electric oven, New 'Lamona' 4-ring gas hob, New extractor hood, plumbing for washing machine and dishwasher, New single drainer sink unit with mixer tap..

FIRST FLOOR

LANDING: 8'8 x 5'11

Access to loft

BEDROOM ONE: 11'3 x 10'4

Rear aspect PVC double glazed window, radiator, built-in double wardrobe, built-in airing cupboard with hot water cylinder and immersion heater.

BEDROOM TWO: 10'7 x 5'11

Rear aspect PVC double glazed window, radiator

BEDROOM THREE: 7'5x 7'0

Rear aspect PVC double glazed window
Radiator

BATHROOM: 5'6 x 6'5

Side aspect Opaque PVC double glazed window , Chrome towel radiator cream tiled walls with grey grouting new wall mounted medicine cabinet with two mirrored doors, New Bathroom suite. pedestal wash hand basin with mixer tap and pop up plug, Close coupled WC, white panelled bath with mixer tap and 'Mira power shower over with chrome flexible hose to white shower head and parking on adjustable height pole and PVC soap dish

FRONT GARDEN: Refer to photograph.

REAR GARDEN: Refer to photograph.

Material Property Information

Council Tax Band **C** / Amount **£2000.PA**

Rental Asking Price **£1500 PCM**

Tenure**Freehold**

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..... **Driveway**

No of Parking Spaces **2**

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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Front



Entrance Hall



Living Room



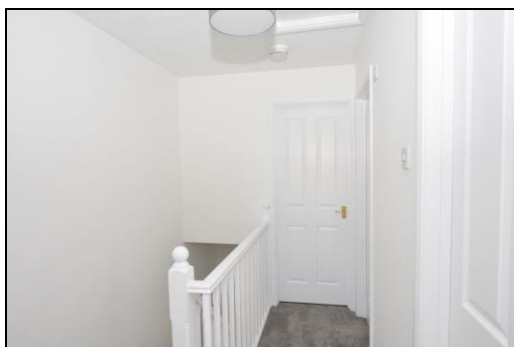
Living Room



Kitchen



Kitchen



Landing



Landing

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Shower Detail



Rear Garden



Rear Elevation

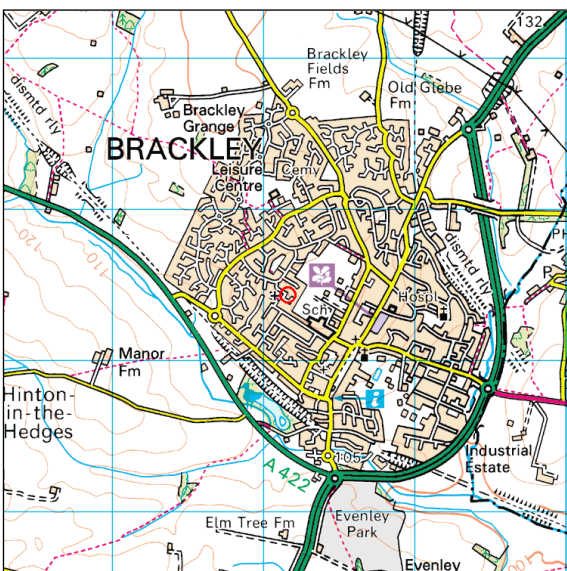
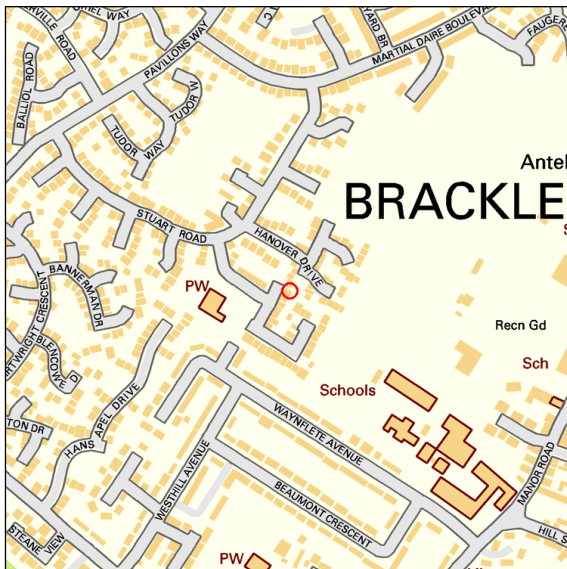
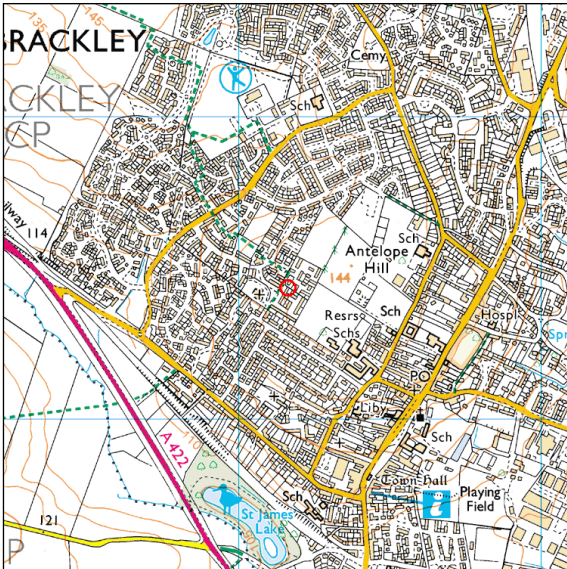
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Street, Area & Town Maps.

The Red circle in the centre of each map marks the exact location of the property.

AVAILABLE:

Date Immediately

RENT:

£ 1400.00 per calendar month.

RENTAL DEPOSIT

£ 1615.38 (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 **C**

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.

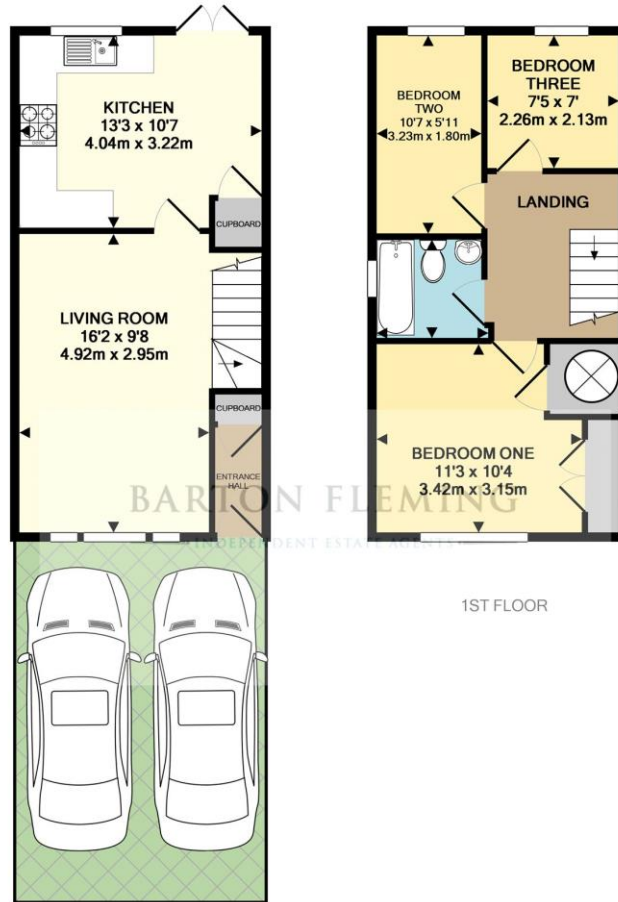
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GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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MISREPRESENTATION ACT 1967

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.