

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**69 Kingfisher Way,
Bicester,
Oxfordshire.
OX26 6YB**

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

Web: www.bartonfleming.co.uk

E-mail: lettings@bartonfleming.co.uk

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

241616

69 Kingfisher Way, Bicester, Oxfordshire. OX26 6YB



One Bedroom Ground Floor Flat with Living Room, Kitchen, Bathroom with Parking Space and Communal Gardens.

TO LET

£ 875.00 PCM

- ❖ Communal Porch, Intercom, Entrance Hall
- ❖ Living Room Kitchen
- ❖ Bathroom/WC
- ❖ Bedroom
- ❖ Allocated Parking Space & Visitor Parking
- ❖ PVC Double Glazing
- ❖ Close to Local Amenities
- ❖ Walking Distance to Town Centre
- ❖ Walking Distance to Bicester Village and Train Station

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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COMMUNAL PILLAR PORCH:

Intercom. Outside courtesy light

COMMUNAL ENTRANCE HALL:

Two side aspect windows, notice board, post boxes, understairs cupboard, wooden front door and pop hole to:

LIVING ROOM: 11'2 x 9'9

Front aspect PVC window, electric heater, dimmer switch, telephone point, TV point, open plan to:

KITCHEN: 12'8 x 6'7

RCD/MCB electricity consumer unit in metal case. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, space for washing machine, 500mm base unit, stainless steel sink, second 500mm base unit and drawers, 600mm space for electric cooker, pull out extractor hood, 400mm base unit and drawer, 500mm base unit and drawer, 600mm tall unit.

BEDROOM: 12'1 x 9'8

Front aspect PVC window, wall mounted convector heater, built-in two door wardrobe.

BATHROOM: 5'7 x 5'8

Extractor fan, vinyl flooring, wall mounted 'Dimplex' fan heater, fully tiled walls, panel enclosed bath, 'Triton Easi Fit+' electric shower, rail and curtain, close coupled WC, pedestal wash hand basin, shaver socket.

PARKING:

One allocated parking space and further visitor spaces.



Front of Property



Allocated Parking Space



Communal Bin Store



Rear Gardens

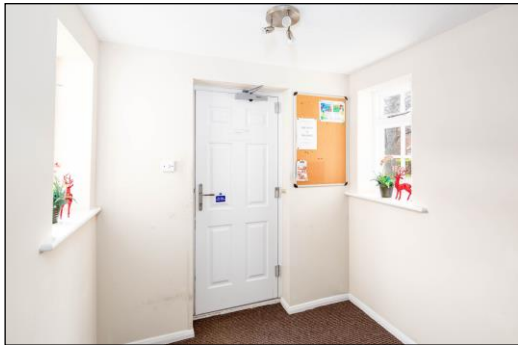
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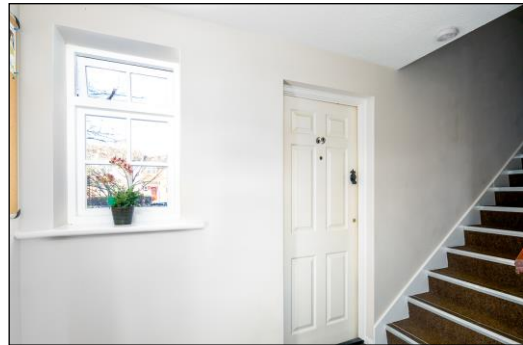
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Communal Entrance Hall



Communal Entrance Hall- Front Door



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Bedroom

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Bedroom



Bedroom



Bathroom



Bath



Rear



Front



Communal Gardens



Rear Elevation

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Material Property Information

Council Tax Band A - Amount £132.20 per month

Rental Asking Price: £875

Tenure: Leasehold

Property construction: Standard

Mains Electricity supply: Yes

Mains Gas Supply: No

Mains Water supply: Yes

Mains Sewerage: Yes

Heating Type: Electric

Broadband: Fibre to House

Parking: Allocated

No of Parking Spaces 1 plus 4 visitor spaces

Building safety issues: 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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AVAILABLE:

Date Immediately

RENT:

£875.00 per calendar month.

RENTAL DEPOSIT

£1009.62 (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 **A**

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.

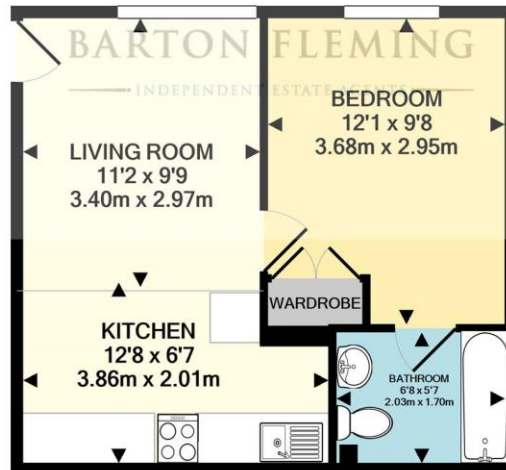
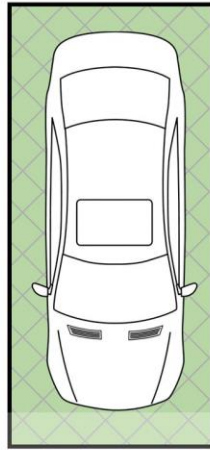
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69 KINGFISHER WAY, LANGFORD VILLAGE, BICESTER, OXON. OX26 6YB
TOTAL APPROX. FLOOR AREA 350 SQ.FT. (32.5 SQ.M.)

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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