

# BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

## To Let



**1 Pembroke Way, Off Keble Road,  
Bicester, Oxfordshire, OX26 4TX**

**EXCLUSIONS:  
No Smokers**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)

E-mail: [lettings@bartonfleming.co.uk](mailto:lettings@bartonfleming.co.uk)

62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 241616

**1 Pembroke Way, Bicester Oxon. OX26 4TX**



**A Refurbished, First Floor One Bedroom Maisonette with Re-fits to the Kitchen & Shower Room Plus a Garden to the Front & Side**

**TO LET**

**£ 1000.00 PCM**

- ❖ Walking Distance of Bicester North Station
- ❖ Storm Porch
- ❖ Entrance Hall with washing machine
- ❖ Hallway
- ❖ Re-fitted Kitchen with Fridge Freezer, Oven/Hob/Extractor
- ❖ Living Room
- ❖ Double Bedroom
- ❖ Re-fitted Shower Room
- ❖ Front/Side Garden
- ❖ Close to On-Street Parking Bay
- ❖ Local Amenities in Bassett Ave and Buckingham Road

**VIEWING AP-  
POINTMENT:**

DAY:

TIME:

Telephone 241616

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### Parking:

#### **ON-STREET PARKING:**

There is a parking bay immediately outside the property providing spaces for multiple cars on a free-for-all, first-come-first-served basis.

### Amenities:

There are two sets of local shops:-

1) **Bassett Avenue Shops:**

Local Co-Op-cum-Post Office, Fish & Chip Shop, Crispy Duck Take-Away, Laundrette, Bakery & White Horse Pub.

2) **Buckingham Road Shops:**

Gulf Petrol Station & Car Wash, KFC, Pizza Hut, Ladbroke's, Co-Op Food, Dominoes Pizza & Bicester Pharmacy.

### Ground Floor:

#### **STORM PORCH:**

Part glazed security front door to:-

#### **ENTRANCE HALL:**

Front aspect PVC window adjoining the door, RCD/MCB electricity consumer units for both regular and cheap-rate circuits, under-stairs recess, washing machine, wall mounted electric heater, staircase to first floor.

### First Floor:

#### **HALLWAY:**

Loft hatch.

#### **KITCHEN: 6'3 x 5'6.**

Rear aspect PVC window, coving, vinyl flooring. Range of tall, base and wall units with roll-edge laminate worktops, laminate surrounds, 4-ring ceramic electric hob, stainless steel and glass finish fan oven-grill, pull-out extractor hood, round stainless steel sink and round stainless steel drainer, tall unit enclosing 50:50 fridge freezer.

#### **LIVING ROOM: 11'0 x 10'1.**

Rear aspect PVC window, wall mounted electric convector heater, TV point.

#### **BEDROOM: 9'10 x 8'11.**

Front aspect PVC window, wall mounted hard wired convector heater, TV point, 'Virgin' point.

#### **SHOWER ROOM:**

Extractor fan, wall mounted 'Dimplex' fan heater, vinyl flooring, over-stairs bulkhead airing cupboard, shower enclosure with 'Triton T80 easi' electric power shower and aqua panels, wash hand basin with cupboard under, shaver socket, dual flush close coupled WC.

### Outside:

#### **PRIVATE GARDEN: Refer to photos**

To the front and side of the property, shedRefer to photograph.



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## 241616



Front



Entrance Hall



1st Floor landing



Kitchen



Kitchen



Living Room



Living Room

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Shower Room



Shower Room



Bedroom



Bedroom



Close to On-Street Parking



Side Garden

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## **Material Property Information**

Council Tax Band **A.** / Amount **£1661.70**

Rental Asking Price **£1000.00**

Tenure .....**leasehold**

Property construction ..... **Standard**

Mains Electricity supply ..... **Yes**

Mains Gas Supply ..... **No** (if no please specify) **Electric plug in heaters**

Mains Water supply ..... **Yes**

Mains Sewerage ..... **Yes**

Heating Type ..... **Electric plug in heaters**

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

Parking..... **On Street**

No of Parking Spaces .....**0**

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**

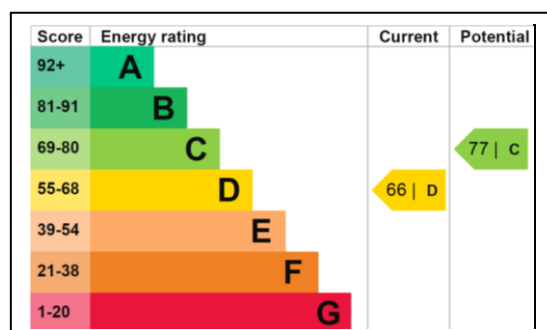
Flood risk - has the property been subject to any flooding in the last 5 years ..... **No**

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

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

## **Local Amenities**

There is a parade of shops including a Co-operative and a launderette and a public house on Bassett Avenue near by



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## **AVAILABLE:**

**Date Immediately**

## **RENT:**

**£1000.00** per calendar month.

**LENGTH OF TENANCY: 12 Months**

## **RENTAL DEPOSIT**

**£1153.85** (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](mailto: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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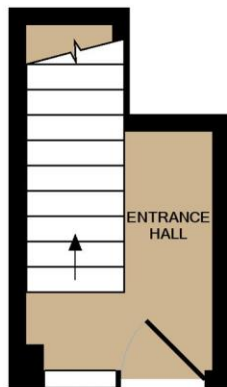
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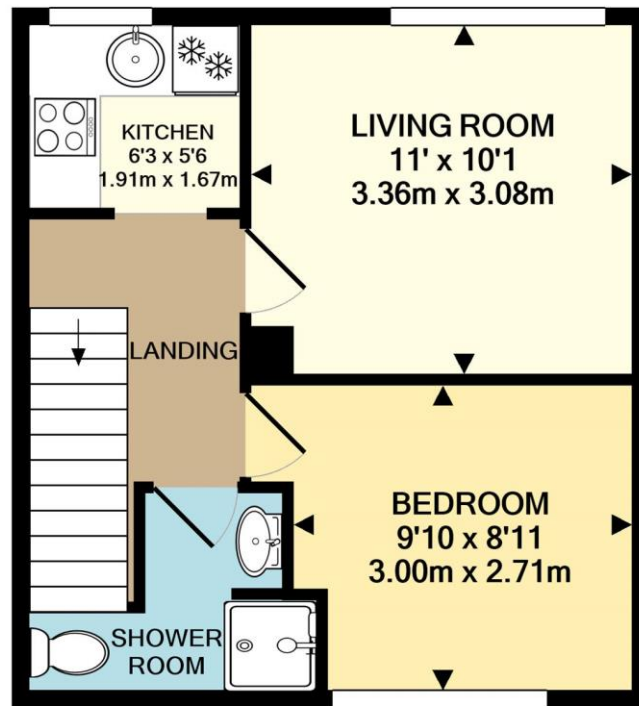
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## 241616



GROUND FLOOR  
APPROX. FLOOR  
AREA 48 SQ.FT.  
(4.5 SQ.M.)



MAIN FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)

1 PEMBROKE WAY, BICESTER, OXON. OX26 4TX  
TOTAL APPROX. FLOOR AREA 375 SQ.FT. (34.8 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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