

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



Flat A 25 Market Place, Brackley, Northants. NN13 7AB

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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

Flat A 25 Market Place, Brackley, Northants. NN13 7AB



**A First Floor two bedroom flat situated in the center of
Brackley on Market Place**

TO LET

£950.00 PCM

- ❖ Town Centre Location
- ❖ Communal Entrance Hall
- ❖ Living Room (recently carpeted and decorated)
- ❖ Inner Hall
- ❖ Kitchen with cooker and washing machine
- ❖ Two Bedrooms (Recently decorated)
- ❖ Shower Room / WC
- ❖ Electric panel heating
- ❖ Pvc double glazing

VIEWING AP-
POINTMENT:

DAY:

TIME:

Telephone 241616

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Communal door from Market Place located to the right-hand side of Age Concern Charity Shop to Private Mews of cottages and flats

External metal staircase to First Floor

COMMUNAL ENTRANCE HALL
White panel door to flat

LIVING ROOM: 15'6 x 12'0
White PVC double glazed window to front aspect overlooking marketplace, textured ceiling exposed timbers, coving, wall mounted electric panel heater with thermostat and timer clock, TV point, panel door to;

INNER HALL: 3'2 x 13'8
Electric panel heater with thermostat and timer clock, consumer unit with trip Switches

KITCHEN: 3'11 x 13'8
PVC double glazed window overlooking mews, fitted with base sink unit and 4 eye level units, undercounter fridge (landlord gifted item), freestanding 'Indesit' Cooker, Automatic washing machine, vinyl floor covering

BEDROOM ONE: 8'0 x 9'9
uPVC double glazed window to front aspect overlooking Market Place, built-in airing cupboard with hot water cylinder, wall mounted electric panel heater with thermostat and timer clock

BEDROOM TWO: 8'0 x 7'10
uPVC double glazed window to front aspect overlooking Market Place, wall mounted electric panel heater with thermostat and timer clock

SHOWEROOM/WC : 7'6 x 4'3
Opaque double-glazed window over mews entrance, Close couple WC, pedestal wash hand basin, shower cubicle with 'Triton 'Seville 'shower with chrome flexible hose, white shower head and parking on adjustable pole. Wall mounted electric fan heater

Outside

PRIVATE MEWS ENTRANCE

FREE PARKING IN MARKET PLACE.

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Front



External staircase in Mews



Communal Entrance Hall



Communal Entrance Hall



Living Room



Living Room



Inner Hall



Inner Hall

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Kitchen



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bathroom



Market Pl

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Material Property Information

Council Tax Band Band A / **£1575 Per Year**

Rental Asking Price **£950.00 Per Calendar Month**

Tenure**Leasehold**

Property construction **Standard**

Mains Electricity supply **Yes**

Mains Gas Supply **No** (if no please specify) **Electric Only**

Mains Water supply **Yes**

Mains Sewerage **Yes**

Heating Type **Electric**

Broadband **Unknown**

Parking..... **On Street (Council Car Park)**

No of Parking Spaces **0**

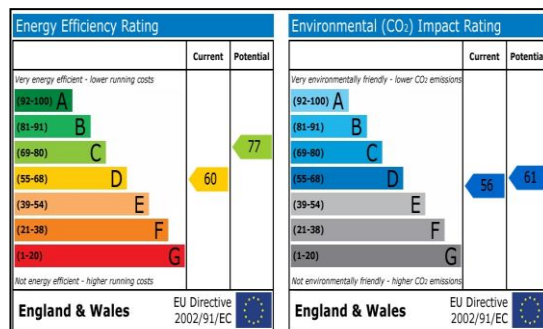
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

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**



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AVAILABLE:

Date IMMEDIATELY

RENT:

£950.00 per calendar month.

RENTAL DEPOSIT

£1096.15 (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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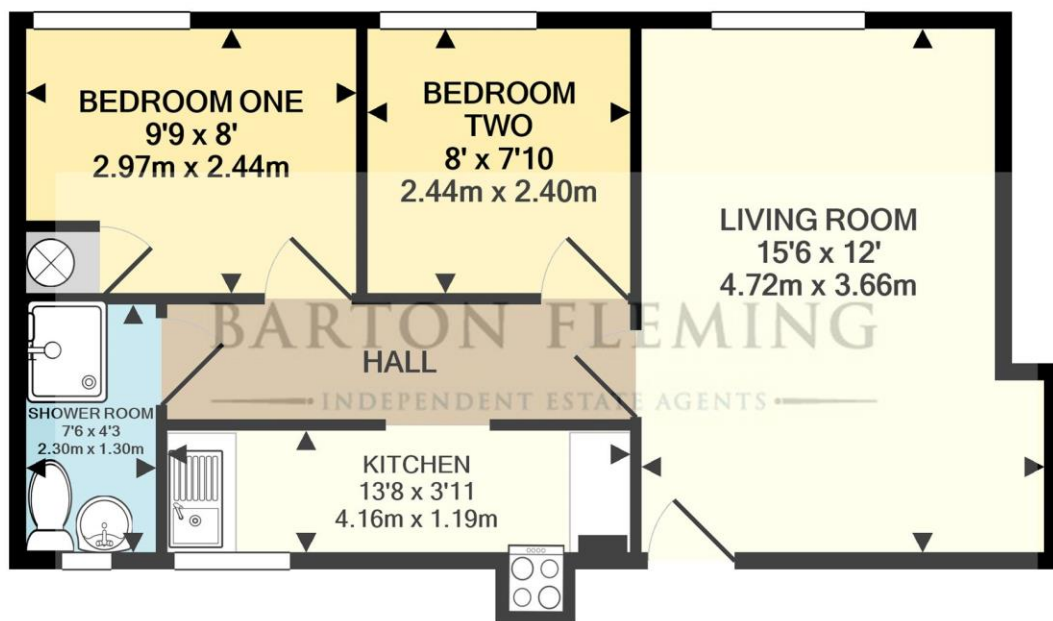
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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