

BARTON FLEMING LETTINGS Ltd.

INDEPENDENT LETTING AGENTS

To Let



**10 Shackleton Close
Bicester
Oxon
OX26 4YL**

BARTON FLEMING LETTINGS Ltd.

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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

10 Shackleton Close, Bicester, Oxon OX26 4YL



A One Bedroom & Box Room First Floor Maisonette

TO LET

£ 1100.00 PCM

- ❖ Entrance Hall & Stairs to first floor
- ❖ Hallway with storage cupboard
- ❖ Living Room
- ❖ Re Fitted Kitchen
- ❖ Main Bedroom 14'9 x 9'6
- ❖ Box Room 7'0 x 5'6
- ❖ Bathroom
- ❖ Gas to Radiator Heating
- ❖ Replaced Boiler
- ❖ PVC Double Glazed
- ❖ Close to local amenities

VIEWING APPOINTMENT:

DAY:

TIME:

Telephone 241616

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Ground Floor:

Part glazed security front door to entrance hall.

ENTRANCE HALL:

Staircase and front window on the quarter landing.

First Floor:

MAIN HALLWAY:

4'9 x 3'8 Built in storage cupboard, radiator.

RE-FITTED KITCHEN: 9'3 x 6'7.

uPVC double glazed window to rear aspect, fitted with a range of base and eye level units in Olive green with black and chrome handles, Butchers block style roll top laminate work surfaces, single drainer stainless steel sink unit with mixer tap, electric ceramic hob, built-in electric oven, kenwood dishwasher, 'Fridge-master' fridge freezer, laminate wood flooring, loft hatch.

LIVING ROOM: 13'9 x 11'6.

Rear aspect PVC window, radiator, airing cupboard enclosing replaced boiler.

BEDROOM ONE: 14'9 x 9'6.

Front and rear aspect PVC windows, laminate flooring, radiator, bath with mixer tap, thermostatic shower with rain head and 2nd hand-held attachment, wash hand basin, low level wc.

NURSERY: 7'0 x 5'6.

Side aspect PVC window.

BATHROOM: 6'4 x 5'5.

Front aspect PVC window, laminate flooring, radiator, panel bath with mixer tap, thermostatic shower with rain head and 2nd hand-held attachment, vanity wash hand basin with cupboard beneath, inset close couple wc, fully tiled walls

PARKING

Free parking in Car park to rear and on street

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Front



Entrance



Entrance Hall and Landing



Living Room



Living Room



Kitchen



Kitchen



Hob

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Oven



Fridge Freezer



Bedroom One



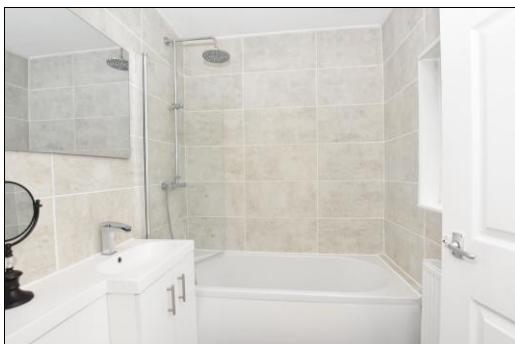
Bedroom One



Nursery/Study



Storage Cupboard



Bathroom/WC



Bathroom/WC

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Material Property Information

Council Tax Band **B** / Amount **1938.64 (until 31/03 2026)**

Rental Asking Price **£1100 PCM**

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.....**On Street and in Car Park to Rear**

No of Parking Spaces**N/A**

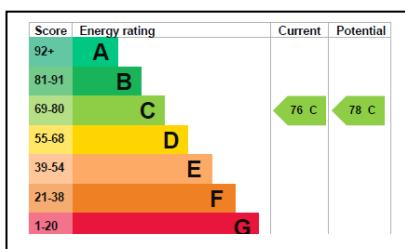
Building safety Any known factors (e.g Radon Gas / Asbestos/ Construction problems ETC **No**

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:

£1100 per calendar month.

LENGTH OF TENANCY: **PERIODIC FROM 1st MAY 2026**

RENTAL DEPOSIT

£1269.23 (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 **B**

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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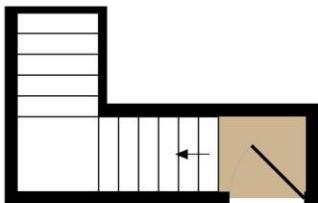
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10 SHACKLETON CLOSE, BICESTER, OXON. OX26
TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 SQ.M.)

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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ENTRANCE FLOOR
APPROX. FLOOR
AREA 50 SQ.FT.
(4.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.6 SQ.M.)