

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**62 Kestrel Way, Langford Village,
Bicester, Oxfordshire. OX26 6YA**

**In a block of only 8 units and with an extremely long lease,
a tidy one-bedroom first floor flat within walking
distance of town and Bicester Village.**

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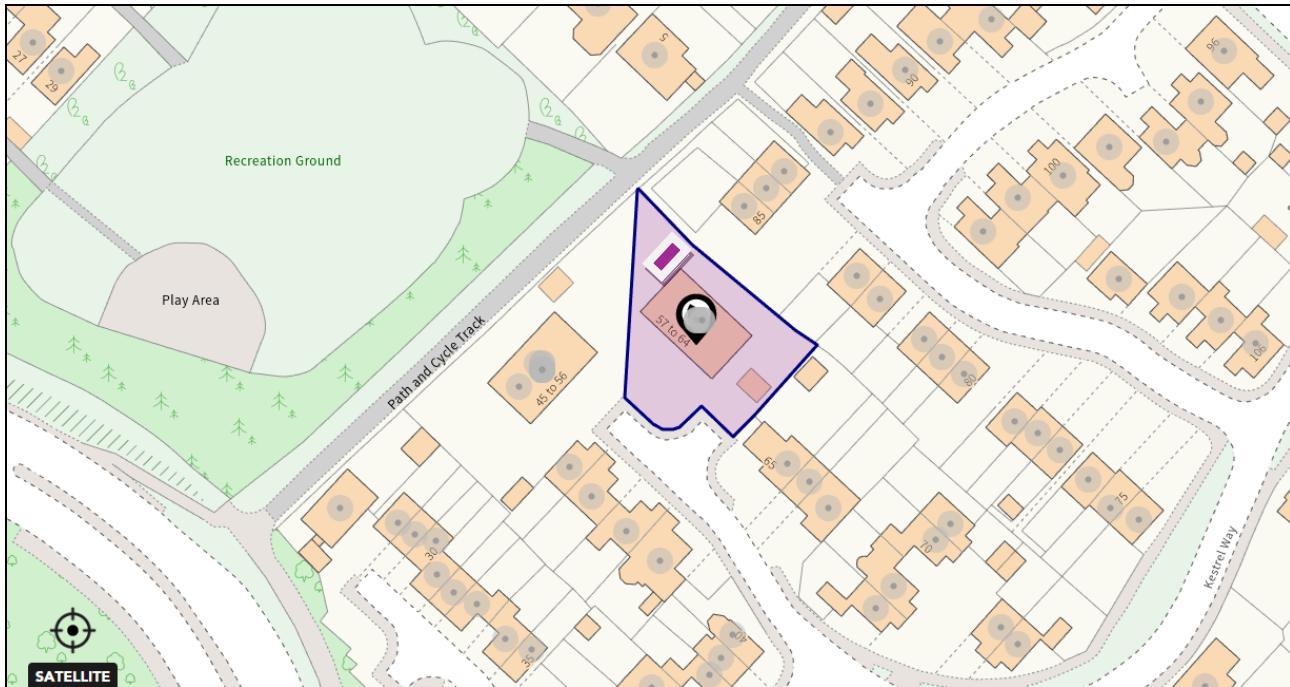
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

62 Kestrel Way, Langford Village, Bicester, Oxon. OX26 6YA



Offered with No Onward Chain, A One Bedroom First Floor Apartment with Living Room, Open plan to Kitchen, Shower Room with airing cupboard, Allocated Parking. Held on a 999 year lease from 1st Jan 1990.

LEASEHOLD

£ 160,000

- ❖ Bright & Airy Communal Areas.
- ❖ Communal Entrance Porch, Post boxes & Intercom
- ❖ Communal Entrance Hall, Staircase & Landings
- ❖ Entrance Hall with storage cupboard & intercom
- ❖ Living Room open plan to Kitchen
- ❖ Bedroom with built-in wardrobe
- ❖ Large Airing cupboard
- ❖ Shower Room / WC
- ❖ Communal Gardens with Drying Areas, Bin Store
- ❖ Allocated Parking for Apartments & Visitors
- ❖ Local Amenities, Walking Distance of Town & Stations

**VIEWING
APPOINTMENT:**

DAY:

TIME:

Telephone 249922

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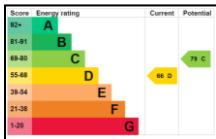
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Key Facts for Buyers:

EPC: Rating D (65).

Insulation improvements have been made which are expected to raise the EPC to a C. New EPC on order.



Council Tax: Band B

Approx. £1,916 per annum.

Ground Floor:

Outside courtesy light, wooden part glazed front door to communal porch.

COMMUNAL ENTRANCE PORCH:

Front aspect windows to either side of the front door, postboxes, intercom, meter cupboards, quarry tiled floor, glazed door to:-

COMMUNAL ENTRANCE HALL:

Rear aspect glazed fire door to the communal garden, staircase to first floor communal landing.

First Floor:

COMMUNAL LANDING:

Large front and rear aspect windows, loft hatch to communal service loft. Wooden front door with spy hole to :

Flat

ENTRANCE HALL.

Loft hatch to private loft space, cupboard enclosing metal cased fuse boxes for standard and off peak supplies, intercom, wall mounted heater, telephone point, laminate flooring.

LIVING ROOM: 12'3 x 9'8

Rear aspect PVC coated aluminium window with secondary glazing, wall mounted heater, TV point, BT telephone point, broadband hub, open plan to:-

KITCHEN: 5'9 x 9'1

Side aspect PVC coated aluminium window. Range of base and wall units with roll-edge laminate worktops and tiled surrounds, space for washing machine, 1000mm corner base under sink unit with 500mm door, stainless steel sink, 500mm base unit, electric cooker, extractor hood over, 600mm base unit, space for bin (or potentially for a slim dishwasher subject to installing the plumbing links round to the sink area), further space. USB on power sockets.

BEDROOM :7'11 x 7'10 (to wardrobes)

Rear aspect PVC window, built-in wardrobes with mirrored sliding doors.

SHOWER ROOM: 5'8 x 6'10 plus airing cupboard.

Extractor fan, ceramic tiled floor, fully tiled walls, sensibly sized airing cupboard with slatted and solid shelving plus well lagged hot water cylinder, chrome heated towel rail, shower enclosure with 'Bristan Smile' electric shower, wash hand basin with cupboard under, dual flush close coupled WC.

Outside:

COMMUNAL GARDEN:

Mainly laid to lawn with paved pathways to front and rear, Communal Bin Store.

ALLOCATED PARKING SPACE:

Subject to title deed confirmation. Visitor parking bays.

Lease:

Lease: 999 years from 1st Jan 1990.

Freeholder:

Management Company: Blackberry way

Management No. 2 Limited

Management Fees: £1,340 per annum

Ground Rent: n/a

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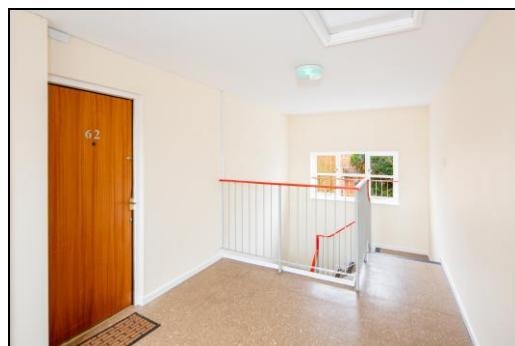
Front of Building
(No. 62 faces the rear)



Communal Entrance Porch



Communal Entrance Hall



First Floor Landing



Apartment Entrance Hall



Living Room



Living Room



Kitchen

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Kitchen



Kitchen



Kitchen



Shower Room



Bedroom

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Communal Gardens



Barton Fleming Ltd., 62 North Street, Bicester, Oxfordshire OX26 6NF

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Allocated Parking Space



Bin Store

Space for Notes

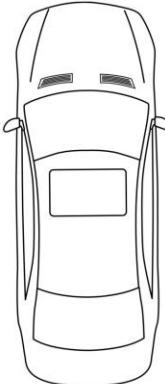
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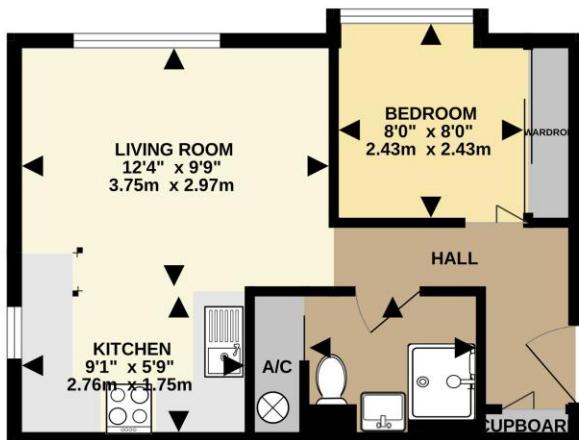
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62 KESTREL WAY, LANGFORD VILLAGE, BICESTER. OX26 6YA

TOTAL FLOOR AREA: 341 sq.ft. (31.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



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. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.