



Connells

Avocet Way
Bicester

Property Description

,Set within the sought-after Langford Village development, this ground floor apartment offers convenient, well-presented living in a popular community setting.

A communal entrance leads into a private hallway, opening through to a bright open-plan living/dining area with kitchen, creating a sociable and practical space. The property includes a comfortable double bedroom and a modern shower room, making it an ideal first home, downsize or investment opportunity.

Outside, you'll find an allocated parking space, additional visitor bays, and access to a communal garden with a tidy bin containment area.

Langford Village itself is well regarded, home to a primary school, doctor's surgery and local amenities, as well as a network of picturesque walking paths, giving the area a welcoming, village-like feel while remaining close to transport links and the wider town.



Communal Entrance

Telephone access system, access to communal garden

Entrance Hall

Two built in cupboards (one being airing cupboard), access to bedroom, shower room and living area

Bedroom

Double Bedroom, carpet, built in storage, window to rear of property

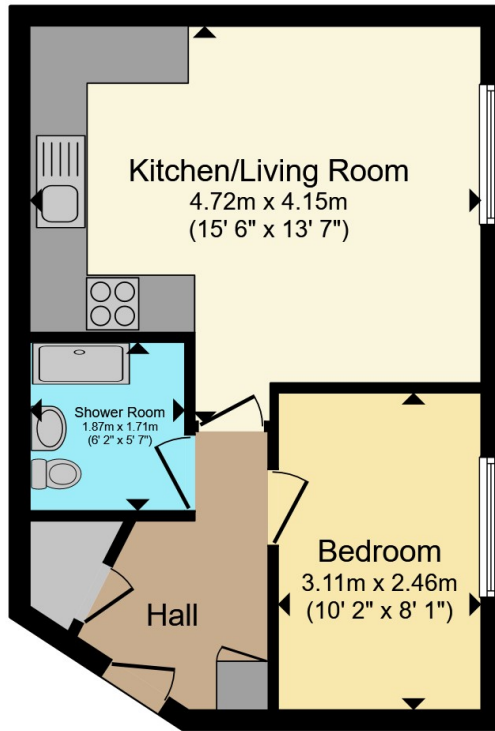
Kitchen / Living Room

Base units and some wall units, built in oven, hob and extractor, space for fridge freezer, washing machine, dishwasher. windows to side and rear of property

Shower Room

Walk in shower, partially tiled walls, wc, basin, heater, towel rail and extractor





Total floor area 32.9 m² (354 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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5 Market Square
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EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1380.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/BIC309444](https://www.connells.co.uk/Property/BIC309444)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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