BARTON FLEMING

INDEPENDENT ESTATE AGENTS

10 Tollgate House, North Street, Town Centre, Bicester, Oxfordshire. OX26 6NX

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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

10 Tollgate House, Bicester, Oxon. OX26 6NX

Town Centre One Bedroom First Floor Flat

TO LET **£ 1,250.00 PCM**

- **Just Off Town Centre Location**
- **Walking distance of Town & Both Stations**
- **Communal Entrance & Hallway + Staircase**
- **Entrance Hall**
- **RE-fitted Kitchen with white goods**
- **Living Room**
- **Bedroom**
- **Bathroom**
- **Private Barriered parking with 1 Parking Space**
- **PVC Double Glazing**

VIEWING APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Ground Floor:

Glazed front door with intercom, outside courtesy light, outside security light.

COMMUNAL HALLWAY:
Post box, dry riser cupboard, staircase to first floor.

First Floor:

FIRST FLOOR COMMUNAL LANDING:
Wooden front door to:

Flat:

ENTRANCE HALL:
RCD/MCB electric consumer unit, airing cupboard, entry phone system handset, laminate flooring, telephone point white doors to all rooms built in airing cupboard with washer dryer.

KITCHEN: 7'10 x 6'2
White uPVC double glazed window to side aspect, fitted with a range of white base and eye level units with white square edged laminate work surfaces, 'Lamona' electric hob and pullout extractor hood over, 'Lamona' electric built-in oven with stainless steel and glass door front integrated 'Lamona' Fridge and integrated 'Lamona' slimline dishwasher, laminate wood floor.

LIVING ROOM: 12'2 x 11'8
Twin rear aspect PVC double glazed windows, laminate flooring, wall mounted electric radiator, TV point.

BEDROOM: 10'7 x 9'0
Front aspect PVC window, coving, wall mounted electric radiator, dimmer switch, wardrobe space.

BATHROOM: 6'1 x 5'7
Extractor fan, laminate wood floor, double width shower enclosure with glass screen, dual flush close coupled WC, pedestal wash hand basin.

Outside:

PARKING:

Private with barrier entry:
Off-road parking for one car – allocated space No. 10 (*refer to photograph and Land Registry Plan)*.

Visitor:
Two visitor parking spaces.

COMMUNAL GROUNDS:
Communal bin store, communal ground with bench.

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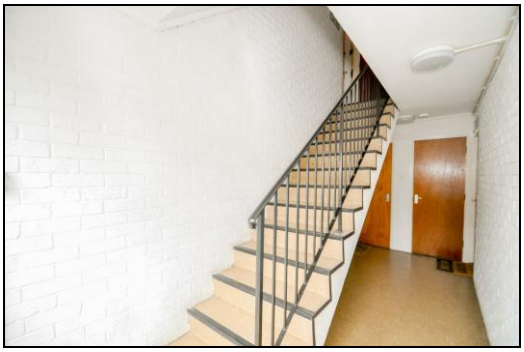
Flat location indicated by arrows

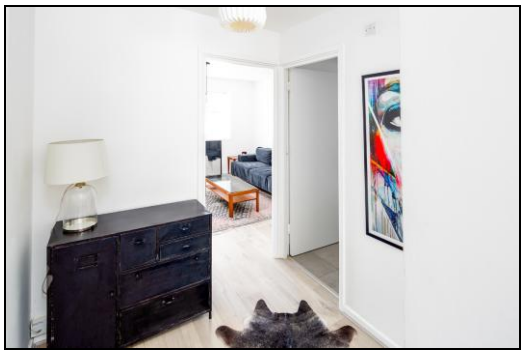
Communal front Door with Intercom



Communal Hallway

Communal 1st floor Landing

Entrance Hall



Entrance Hall

Kitchen

Living Room

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Living Room

Living Room

Shower Room/WC

Bedroom

Bedroom

Entrance to Car Park

Car Park

Space 10

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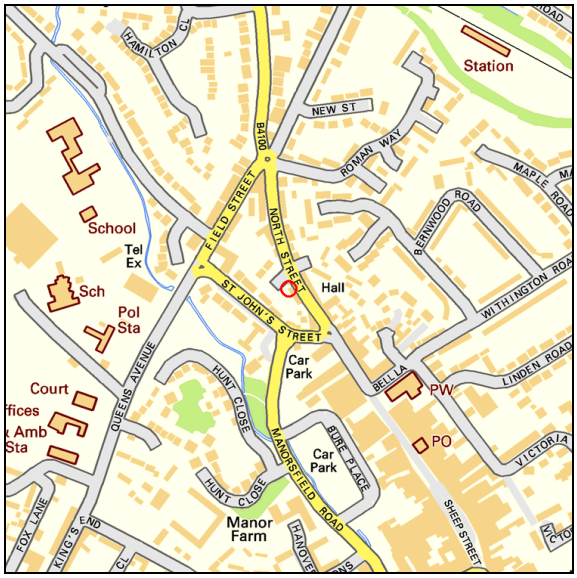

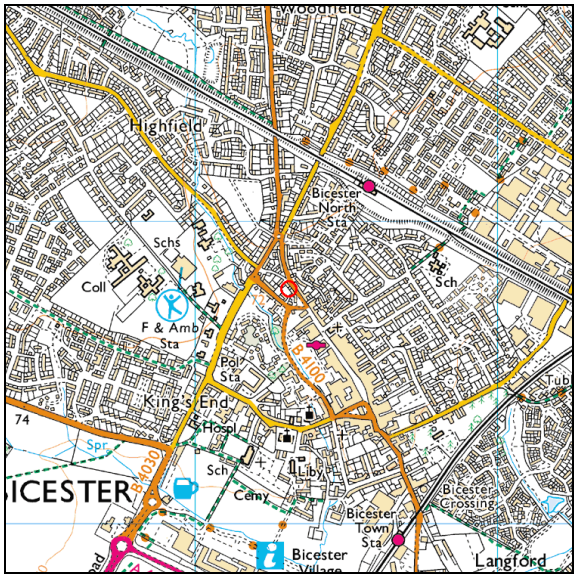

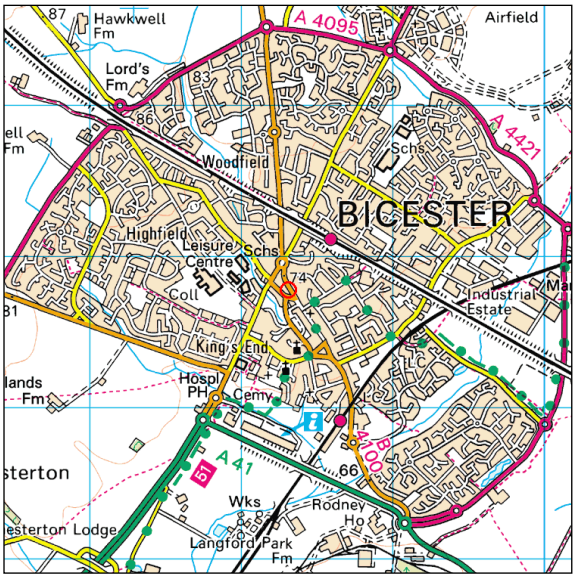

Street, Area & Town Maps.

The Red circle in the centre of each map marks the exact location of the property.

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.

AVAILABLE:
Date 8th December 2026

RENT:
£1250.00 per calendar month.

LENGTH OF TENANCY: **Assured Periodic Tenancy**

RENTAL DEPOSIT
£1442.31 (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**

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Material Property Information

Council Tax Band **A**

Rental Asking Price

£ 1250.00 PCM

Tenure **Leasehold**

Property construction ….. **Standard**

Mains Electricity supply …… **Yes**

Mains Gas Supply ……. **Yes**

Mains Water supply …… **Yes**

Mains Sewerage …… **Yes**

Heating Type ……. **Electric**

Broadband ……**Fibre to Cabinet and Copper to Flat**

Parking **Allocated**

No of Parking Spaces …….**1**

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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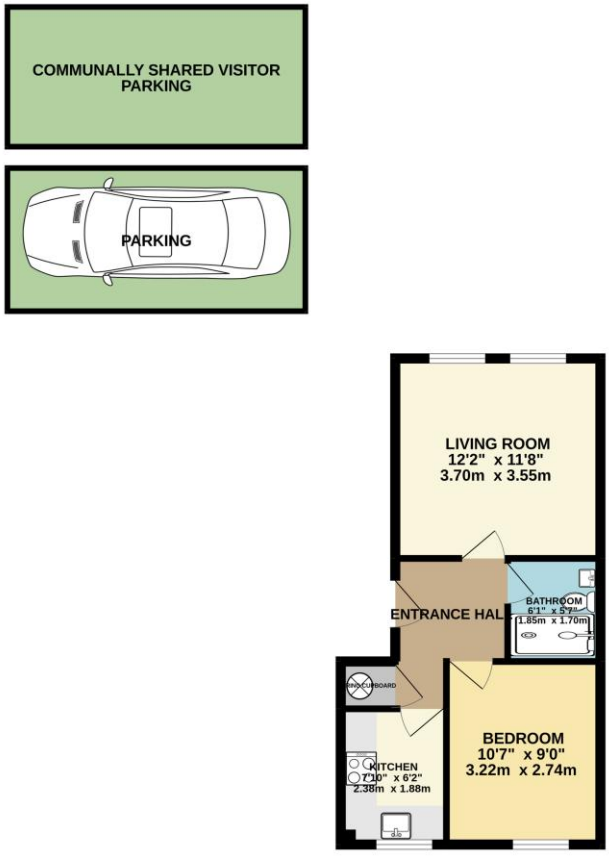
GROUND FLOOR



FLAT 10 TOLLGATE HOUSE, NORTH STREET, BICESTER OX26 6NX

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION ACT 1967

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.

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