

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**62 Kingfisher Way, Langford Village,
Bicester, Oxfordshire. OX26 6YD**

*A bright and airy one-bedroom first-floor flat on a very long lease,
with sensible management fees and a peppercorn ground rent. A
well-appointed kitchen-breakfast room loaded with appliances.
Re-fitted larger shower enclosure and shower head.
Parking for one car plus visitor parking.*

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

62 Kingfisher Way, Langford Village, Bicester, Oxon. OX26 6YD



LEASEHOLD (refer to leasehold information)

£ 180,000

- ❖ Communal Porch, Intercom
- ❖ Communal Entrance Hall, Post Boxes, Staircase & Landing
- ❖ Kitchen with Appliances
(Washing machine, Ceramic hob, Dishwasher, Double oven, Slide –out Larder, Fridge & Freezer)
- ❖ Living Area
- ❖ Bedroom with built-in wardrobe
- ❖ Shower Room
- ❖ Allocated Parking Space & Visitor Parking
- ❖ Communal Grounds, Bin Store, Drying Area
- ❖ Local Amenities, Walking distance of Town & Stations
- ❖ 900+ year lease and a peppercorn ground rent

**VIEWING
APPOINTMENT:**

DAY:

TIME:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of C (69).
Council Tax: Band A
Approx. £1,722 per annum.

Leasehold Information:

Lease Term: 999 years from 1 January 1989 (*961 years remaining*).
Landlord: Wallace Estates Limited
Management Company: Keystone Leasehold Management Ltd.
Management Fees: £1,560 per annum (*paid monthly*).
Ground Rent: Peppercorn

Communal Ground Floor:

COMMUNAL PORCH:
Intercom buzzer, wooden front door to:-

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

Communal First Floor:

COMMUNAL LANDING:
Communal loft hatch, apartment wooden front door with spyhole.

First Floor Apartment:

KITCHEN BREAKFAST open plan to LIVING ROOM: 18'1 x 13'9 Overall

Living Area: 13'9 x 10'1.
Rear aspect PVC double glazed window, app-controlled electric radiator, TV/FM/Satellite combi' point, open plan to

kitchen over breakfast bar, "Karndean" herringbone flooring.

Kitchen Breakfast Area: 16'8 x 8'0.

Intercom handset, RCD/MCB electricity consumer unit, extractor fan, electric radiator. Range of tall base and wall units, roll edge laminate worktops and tiled surrounds, integrated washer, 900mm cutlery and pan drawers, 4-ring ceramic electric hob, 300mm base unit, 600mm undersink base unit, 1½ bowl stainless steel sink, 450mm integrated dishwasher, tall unit (600mm wide) with double cavity electric fan oven/oven/grill, 300mm slide-out larder unit, breakfast bar with pop-up 4 way power & USB stick, integrated fridge & freezer.

BEDROOM: 12'0 x 9'8.

Rear aspect PVC double glazed window, loft hatch (*hard wired light*), paneled wall, app-controlled electric radiator, built-in wardrobe.

SHOWER ROOM: 6'5 x 5'6

Extractor fan, down lighting, vinyl flooring, chrome heated towel rail, fully tiled walls, 880mm x 760mm shower enclosure with 'Triton T70 gsi' electric shower and sliding head support, dual flush close coupled WC, wash hand basin, shaver socket.

Outside:

Communal bin store, communal drying area, communal grounds.

PARKING:

Single allocated parking space (*refer to Land Registry Plan*)

Visitor Parking Spaces.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Block Front & Side, subject flat to rear



Block Front & Parking No. 62 Centre of image



External & Internal Intercom Points



Communal Bin Store & Drying Area



Communal Entrance Hall



Communal Porch

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Kitchen Breakfast Area



Kitchen Breakfast open plan to Living Room



Kitchen Breakfast Area



Kitchen Breakfast Area



Kitchen Breakfast open plan to Living Room

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

249922



Living Area



Shower Room



Shower Room

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

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

Tel: Bicester (01869)

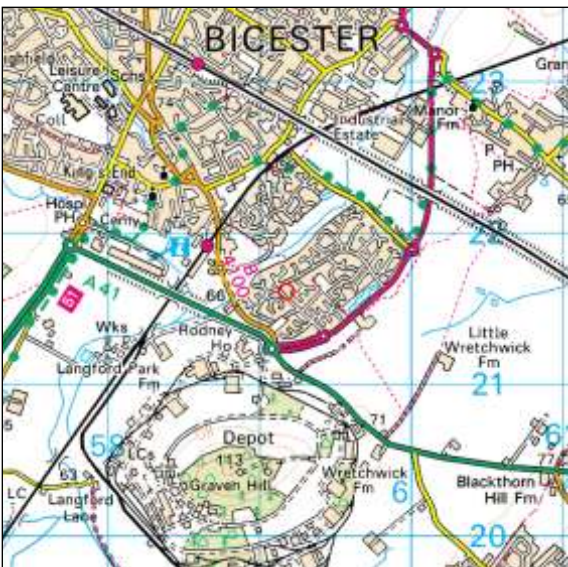
249922



Bedroom



Bedroom



Bedroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

INDEPENDENT ESTATE AGENTS

249922

