



Connells

Charlotte Avenue
BICESTER

Property Description

Connells are pleased to offer this well-presented, bright and spacious, ground floor one-bedroom apartment, set within the sought-after Elmsbrook eco village.

The property offers a comfortable and thoughtfully arranged layout, with generously sized rooms throughout, that comprises of an entrance hall with useful storage, a modern kitchen, and a spacious living dining room that provides an ideal setting for both relaxing and entertaining. There is also a separate study, perfect for home working, a good-sized double bedroom, and a family bathroom.

Outside, the apartment benefits from a private rear garden, offering a pleasant outdoor space, along with allocated off-street parking.

At Elmsbrook, 40% of the development is dedicated to green spaces, including allotments, playgrounds, sports facilities, all connected by extensive walking and cycling paths. The thoughtfully designed community also includes a primary school, creating a vibrant and sustainable environment to live

This is a great opportunity to secure a home in this well-regarded and environmentally conscious development.



Communal Entrance

Entrance Hall

Access to kitchen, living room, study, bedroom and bathroom built in storage cupboard

Kitchen

Tiled floor, wall and base units, integrated induction hob, oven and extractor, space for washing machine, dishwasher and fridge freezer

Living Diner

Carpet, window to side of property, double door access to rear garden

Study

Carpet, built in storage cupboard, window to side of property

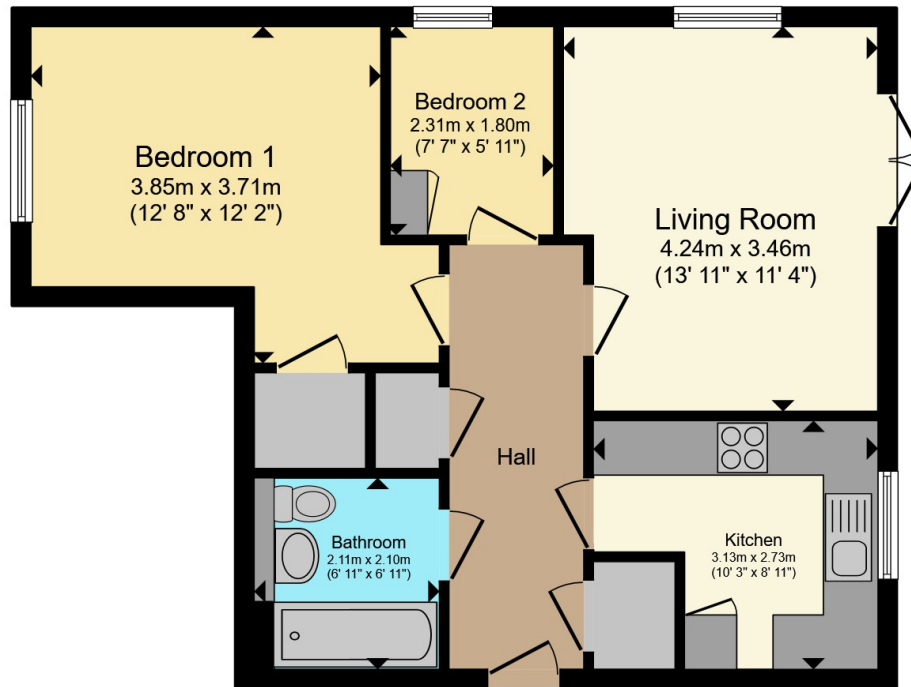
Bedroom

Double bedroom, carpet, built in storage cupboard, window to front of property

Bathroom

Tiled floor, bath with overhead shower, glass screen, wc, basin





Ground Floor

Total floor area 55.6 m² (598 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

T 01869 244761
E bicester@connells.co.uk

5 Market Square
 BICESTER OX26 6AA

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 2904.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BIC309740

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2016. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BIC309740 - 0002