BARTON FLEMING

INDEPENDENT ESTATE AGENTS



Flat 7, Regal Court, London Road,
Bicester, Oxfordshire. OX26 6BN

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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

Flat 7, Regal Court, London Road, Bicester, Oxon. OX26 6BN



Benefitting from an Extended Lease with 187 years unexpired, a Town Centre Located Ground Floor Two Bedroom Apartment with Undercroft Parking for a Car

LEASEHOLD (*224 years from 25 June 1989*) **£ 220,000**

- **Located Just Off the Market Square**
- **A few minute's walking distance of Bicester Village Station**
- **Communal Entrance with Intercom**
- **Communal Entrance Hall, Private Entrance Lobby**
- **Hallway, Living Room (15ft x 10Ft)**
- **Kitchen**
- **Two Bedrooms**
- **Refitted Shower Room**
- **Under-croft Parking**
- **PVC Double Glazing**

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Key Facts for Buyers:

EPC: Rating of D (65).
Council Tax: Band B
Approx. £2,024 per annum.

Lease Information:

Date : 12 December 2024
Term : 224 years from 25 June 1989

The lease has been extended by the current owner.

Ground Rent: £150 per annum
Maintenance/Service Charge: approx. £115 per calendar month

Communal Areas:

COMMUNAL ENTRANCE:
Intercom.

COMMUNAL ENTRANCE HALL:
Wooden front door to:-

Apartment:

LOBBY:
Window to the communal hallway, coving, door to:-

HALLWAY:
Plain plaster ceiling, coving, metal cased RCD/MCB electricity consumer unit (fuse box), intercom handset, telephone point, replaced storage heater, laminate flooring.

REFITTED KITCHEN: 11'1 x 6'6
Plain plaster ceiling, hard wired smoke alarm, built-in airing cupboard (*6'6 x 2'6*). Range of base and eye level units, square edge laminate worksurfaces, tiled surrounds, integrated fridge, integrated freezer, 1000mm corner base unit with 500mm door, stainless steel and glass fan oven/grill, 4-ring stainless steel electric hob, 600mm stainless steel extractor hood, 400mm base unit, 600mm undersink base unit, stainless steel 1½ bowl sink, integrated washer dryer.

LIVING ROOM: 14'11 x 10'2
Side aspect PVC window, coving, storage heater, TV/FM point.

REFITTED SHOWER ROOM: 7'10 x 6'9
Plain plaster ceiling, extractor fan, chrome heated towel rail, ceramic tiled floor, 1200mm x 780mm shower enclosure with thermostatic shower, sliding head support, screen, dual flush close coupled WC, pedestal wash hand basin, shaver socket, mirrored cabinet.

BEDROOM ONE: 12'7 x 8'9
Side aspect oriel PVC bay window, storage heater, TV coax' lead.

BEDROOM TWO: 9'4 x 8'2
Front aspect PVC window, convector heater.

Outside:

PARKING:
Undercroft parking for a single car.

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Front Entrance


Communal Hallway


Communal Hallway and Staircase



Entrance Hall


Shower Room


Kitchen



Washing Machine and Cooker


Kitchen

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Fridge and Freezer



Living Room



Bedroom One



Bedroom One



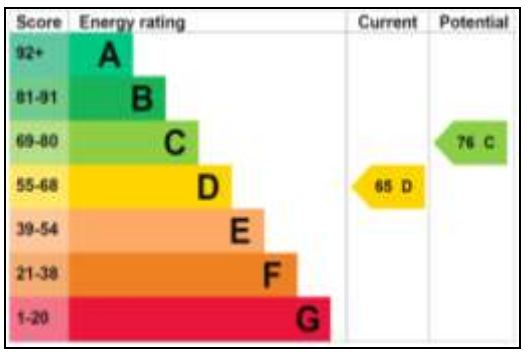
Bedroom Two



Entrance to Car Park



Allocated Parking Space in Undercroft



EPC

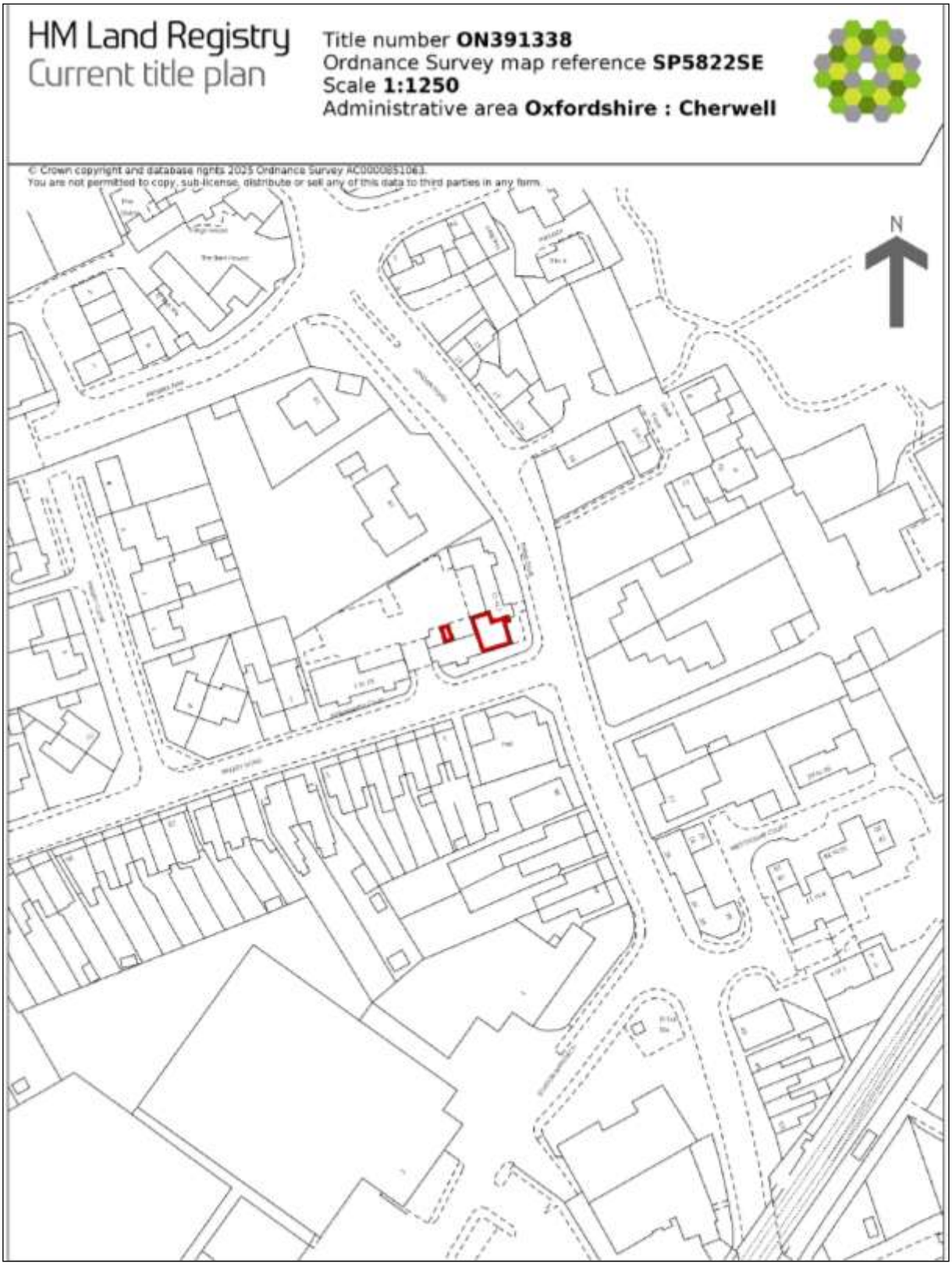
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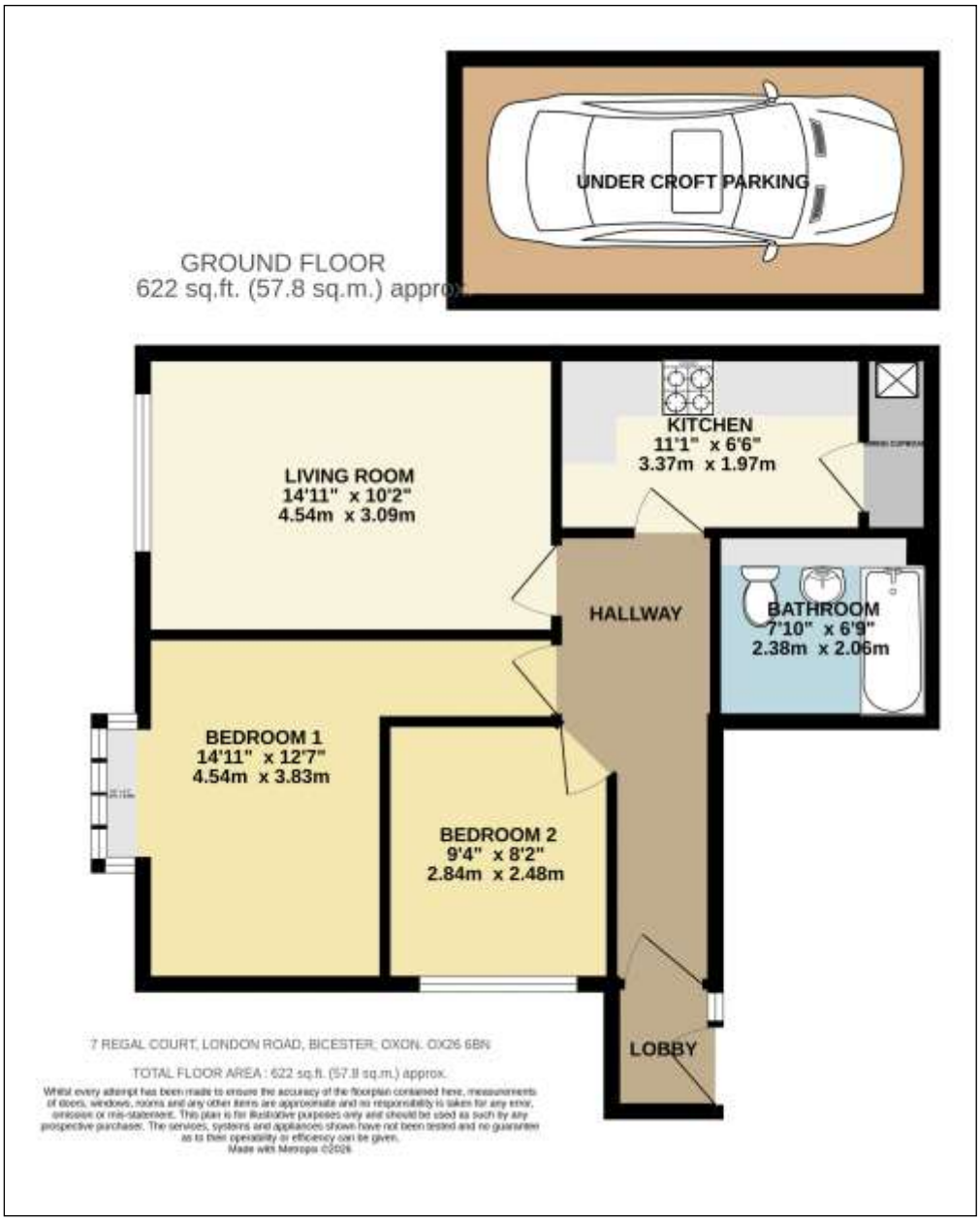
Space for Notes

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