

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



53 Kestrel Way, Bicester, Oxfordshire. OX26 6YA

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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

53 Kestrel Way, Bicester, Oxfordshire. OX26 6YA



Newly Decorated and Reconfigured, A Second Floor One Bedroom Flat with Living Area, Kitchen, Shower Room, Communal Grounds, Allocated Parking for One Car

LEASEHOLD

£ 179,950

- ❖ Communal Entrance
- ❖ Communal Landing
- ❖ Entrance Area
- ❖ Living Area
- ❖ Shower Room
- ❖ Kitchen
- ❖ Bedroom
- ❖ Newly Decorated and Reconfigured with 3 No. Replaced Oak doors
- ❖ Allocated Parking for One Car
- ❖ Communal Grounds
- ❖ Close to Local Amenities

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Key Facts for Buyers:

EPC: Rating D (66)

Council Tax: Band B

Approx. £1,916 per annum.

Ground Floor:

COMMUNAL ENTRANCE:

Communal entrance with staircase leading to upper floors:

Second Floor:

COMMUNAL LANDING:

Shared with four flats, front aspect PVC window, half glazed fire door to the staircase, wooden front door with spyhole to:

Apartment:

ENTRANCE AREA:

Coats cupboard enclosing RCD/MCB electricity consumer unit, access to loft space, plain plaster ceiling, LED downlighting, entry phone system handset.

LIVING AREA: 11'4 widening to 12'8 x 10'11

Front aspect PVC bay window, plain plaster ceiling, LED downlighting, "Dimplex" heater, TV point, "Openreach" socket, cupboard enclosing water heater.

SHOWER ROOM: 6'10 x 5'6

Extractor fan, half tiled walls, ceramic tiled floor, chrome heated towel rail, 1000mm x 700mm shower enclosure, "Bristan Glee" electric shower, sliding head support, pedestal wash hand basin, light/shaver socket, dual flush close coupled WC.

KITCHEN: 9'3 x 6'10

Side aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 400mm cutlery and pan drawers, fan oven/grill, 4-ring ceramic hob, stainless steel extractor hood, second 400mm cutlery and pan drawers, space for 750mm fridge freezer, 600mm base unit, space for washing machine, 800mm undersink base unit with two 400mm doors, 1200mm and 800mm wall units.

BEDROOM: 9'2 x 8'4

Front aspect PVC window, plain plaster ceiling, LED downlighting, built-in wardrobe, "Hyco" wall mounted heater.

Outside:

COMMUNAL GROUNDS: refer to photograph

PARKING:

One allocated parking space.

Management Information:

Freeholder: Blackberry Way Management No. 1 Limited

Lease Start Date: 999 years from 31st May 1990 (963 years remaining)

Management Company: Red Brick Management

Management Fees: £296.36 payable quarterly

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Living Room



Living Room



Living Room



Bedroom



Bedroom



Bedroom



Kitchen



Kitchen

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Shower Room



Shower Room



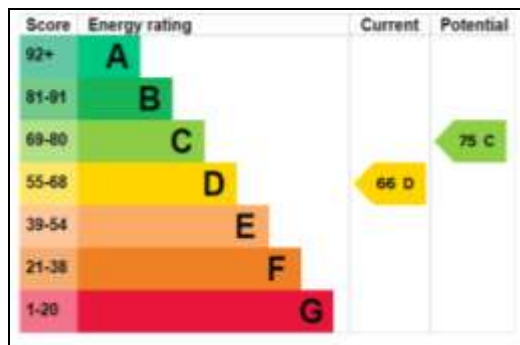
Shower Room



Car Park



Allocated Parking Space



EPC

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Communal Gardens



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Space for Notes

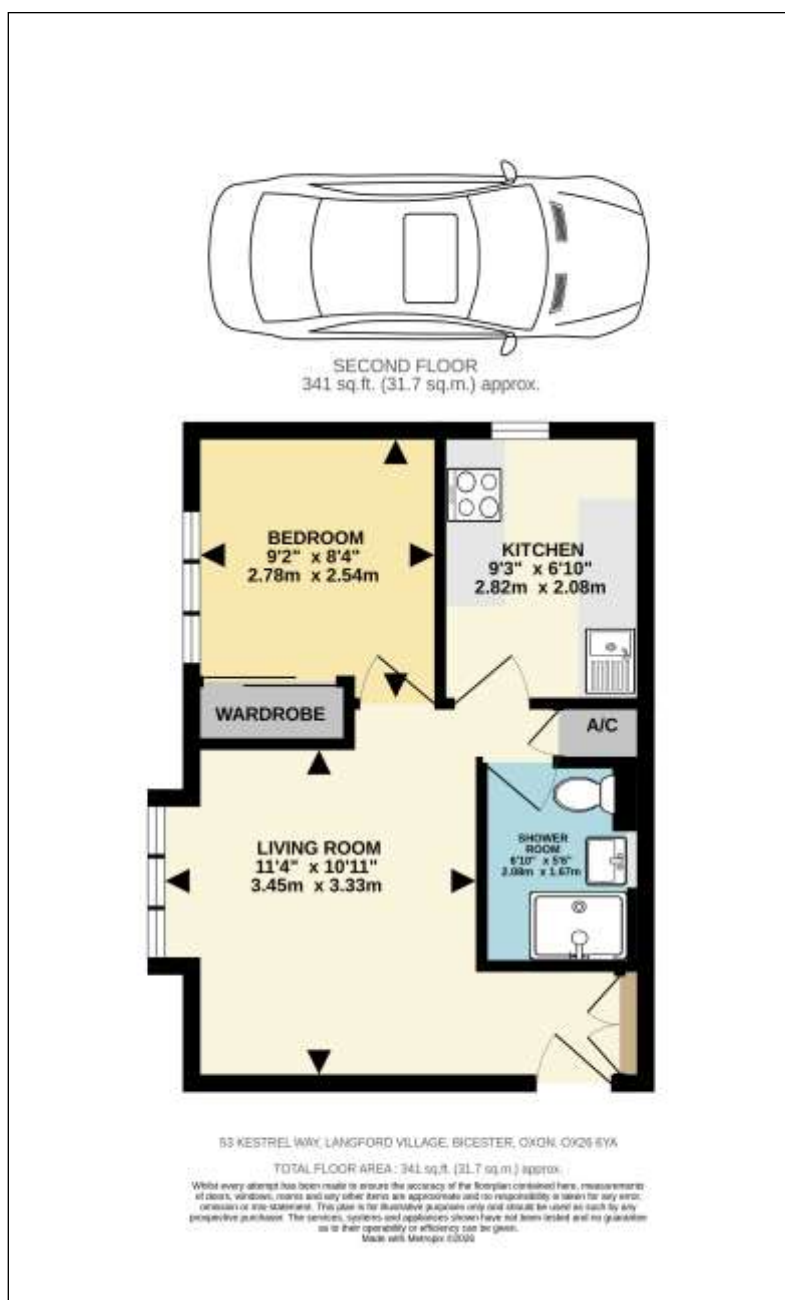
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