

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**105 Corncrake Way, New Langford,
Bicester, Oxfordshire. OX26 6UF**

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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

105 Corncrake Way, Bicester, Oxon. OX26 6UF



**In a block of only two units, A First Floor
Two Bedroom Spacious Flat with two parking spaces**

LEASEHOLD (100 years remaining)

£ 269,950

- ❖ Walking Distance of Bicester Village & Town
- ❖ Only two properties in the block
- ❖ Parking for two cars side-by-side
- ❖ Larger than an average two-bedroom house, locally.
- ❖ Communal Hall, Staircase & Landing
- ❖ Entrance Hall, Inner Hall
- ❖ 16Ft x 9½FT Kitchen-Diner open plan to Living Room
- ❖ Two Bedrooms, the main with wall-to-wall wardrobes
- ❖ Bathroom with re-fitted rain head shower over the bath
- ❖ En-Suite to main bedroom

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (69).
Council Tax: Band B
Approx. £1,916 per annum.
Title: Leasehold
Term: 125 Yrs from June 2001.
Fees: £2,313.63 per year.
Management: Leete EM
Ground Rent: TBA

Communal Ground Floor:

STORM PORCH:

Outside courtesy light, communal front door with intercom.

COMMUNAL ENTRANCE HALL:

Front aspect window at first floor level, Staircase with quarter landing full landing up to the flat's front door, understairs cupboard.

Flat:

ENTRANCE HALL:

RCB/MCB electricity consumer units, loft hatch, laminate flooring, half glazed fire rated door to inner hall.

INNER HALL:

Replaced storage heater, laminate flooring.

LIVING ROOM: 13'10 x 11'4.

Side and rear aspect PVC windows, coving, replaced storage heater, laminate flooring, TV point. Open plan to:-

KITCHEN DINER: 16'1 x 9'5.

Twin front aspect PVC windows, coving, laminate flooring, replaced heater, space for table & 6 chairs, vinyl flooring. Range of tall, base and wall units with roll edge laminate worktops and tiled surrounds.

Space for wide fridge freezer, space for washing machine, 800mm under-sink base unit, 1½ bowl stainless sink with replaced hose extending tap, space for dishwasher, corner base unit with a 600mm door, 800mm cutlery & pan drawers, 4 ring electric hob, stainless steel backsplash, 300mm base unit, corner base unit with a 600mm door, 300mm tall slide-out larder unit, 600mm tall unit with fitted double cavity fan oven & oven/grill, space for under-counter freezer.

BATHROOM:

Front aspect window, extractor fan, wall mounted fan heater, replaced flooring, airing cupboard, bath with replaced tap and shower to a fixed rain head with second hand-held head and sliding head support, replaced basin with cupboard under, close coupled WC.

BEDROOM ONE: 10'10 plus wardrobes x 9'7.

Rear aspect PVC window, wall mounted heater, wall-to-wall wardrobes, TV point.

EN-SUITE SHOWER ROOM:

Side aspect window, extractor fan, wall mounted fan heater, replaced flooring, wash hand basin with drawers under, close coupled WC.

BEDROOM TWO: 9'7 x 9'2.

Rear aspect PVC window, wall mounted heater.

Outside:

COMMUNAL GROUNDS:

Gated access, refer to photos.

ALLOCATED PRIVATE PARKING:

For two cars side-by-side.

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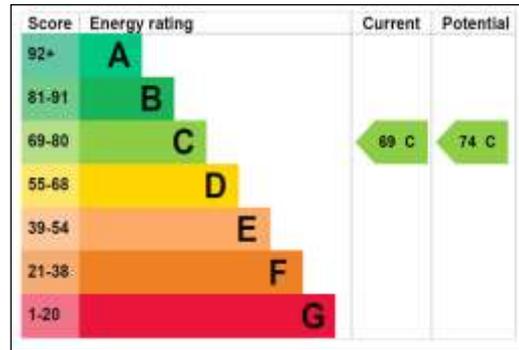
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Rear & Side of the block



E P C



Staircase to 1st Floor



Communal Store & Porch



Entrance Hall & Inner Hall



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Living Room



Living Room



Bedroom One



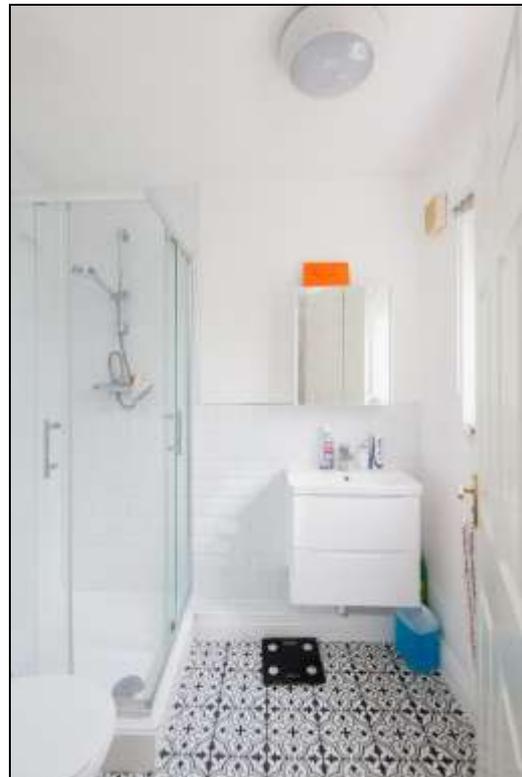
Bedroom One



Bedroom One



Bedroom Two



En-Suite to Bedroom One

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Bathroom



Re-fitted Tap & Shower over the bath



Communal Outside Store



Communal Garden



Communal Garden

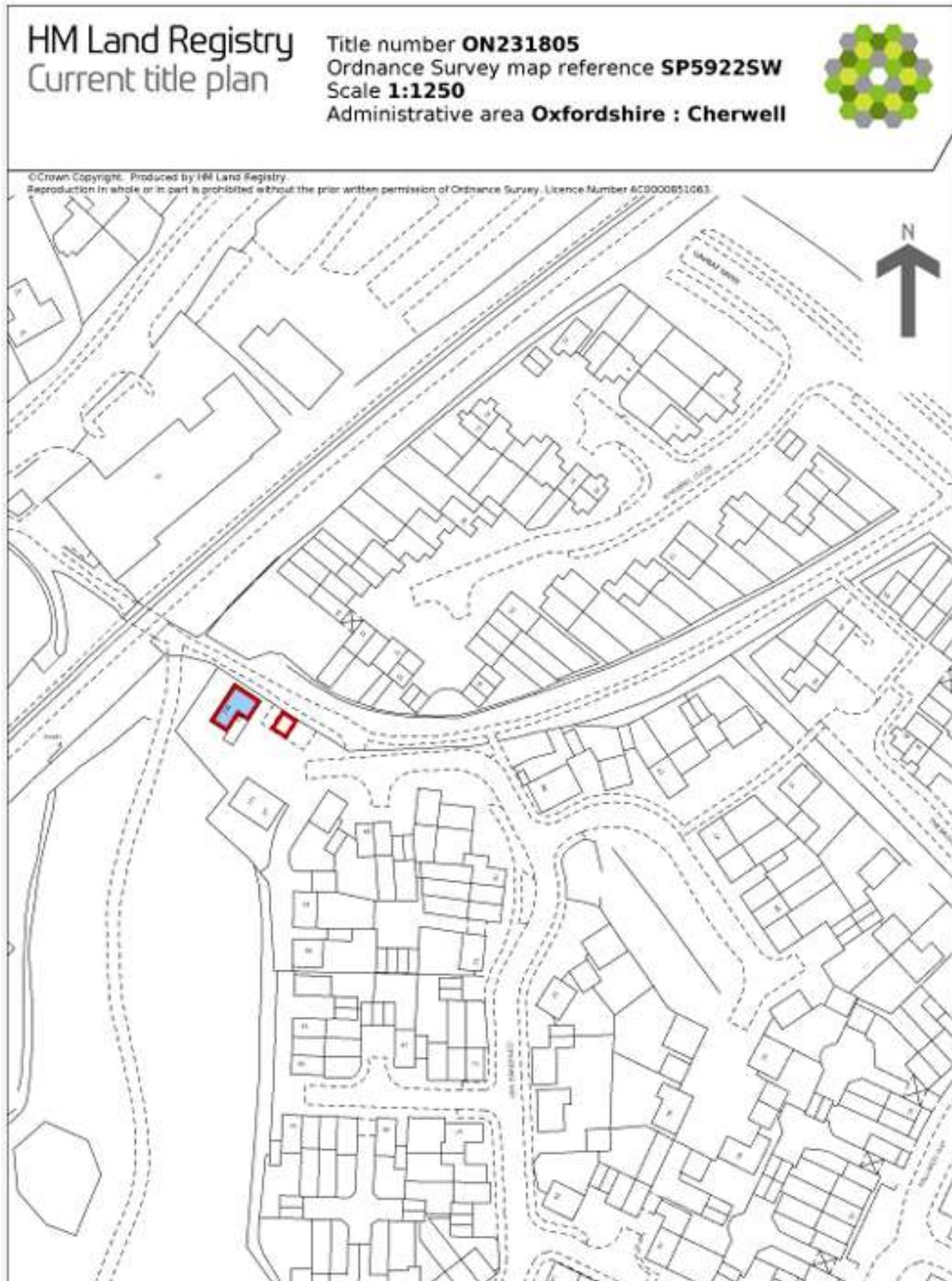
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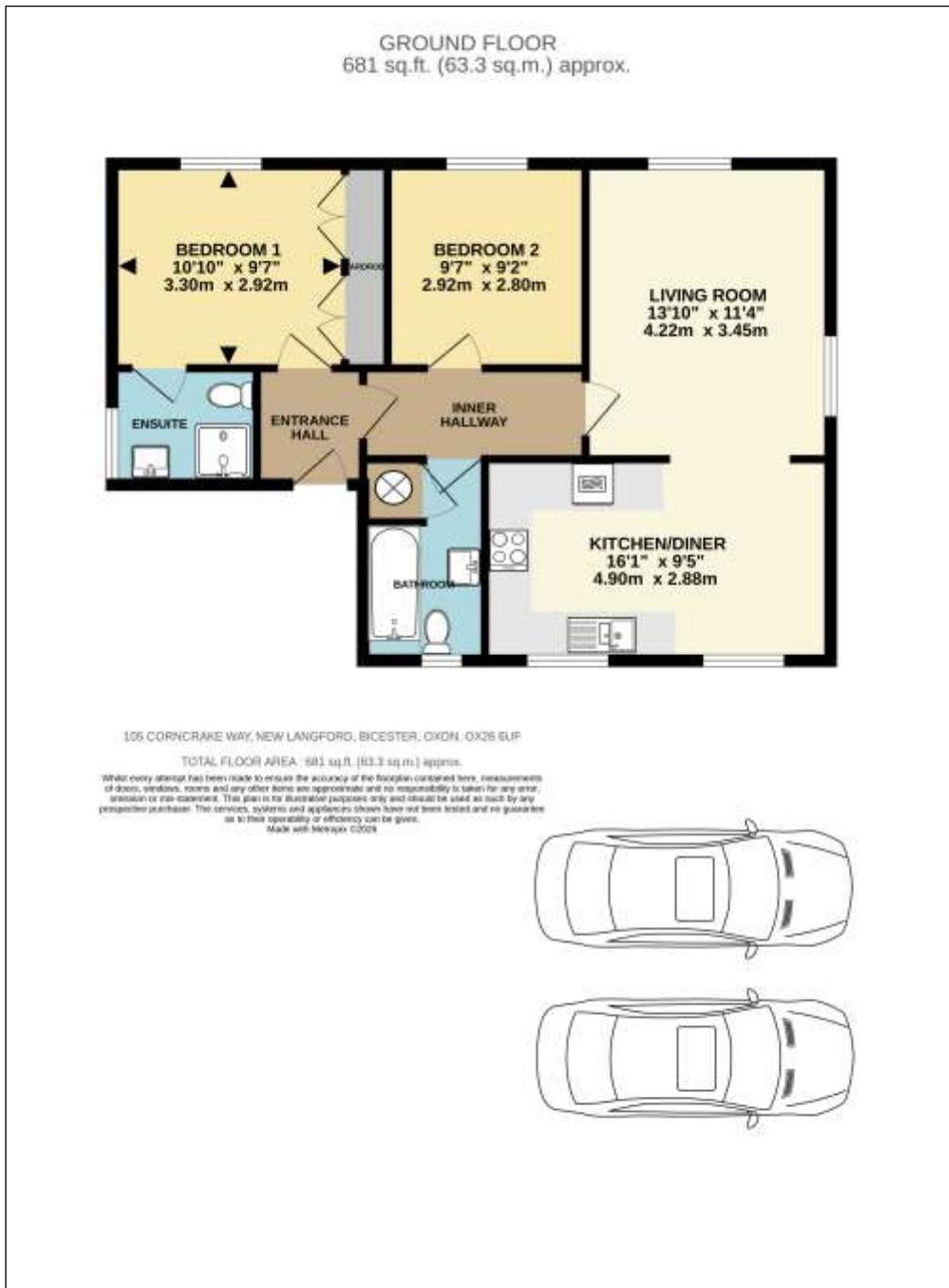
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