

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**18 Clifton Close, Off Launton Road,
Bicester, Oxfordshire. OX26 6GQ**

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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

18 Clifton Close, Bicester, Oxon. OX26 6GQ



Within Walking Distance of Town, Bicester Village and Both Stations, Launton Road Retail Park and near Aldi and Garth Park. Energy Efficient Second Floor Modern Flat with a pleasant outlook.

LEASEHOLD

£ 230,000

- ❖ 117 years remaining on this 125-year lease from 2019.
- ❖ Service Charge including ground rent and management fees £1500 for 2026.
- ❖ EPC rating 84 (B) & Gas to Radiator Heating
- ❖ Communal Entry Doors with Intercom, Communal Stairs/Landings/Hallways
- ❖ 1300mm wide Hall with large storage cupboard
- ❖ Good Sized Bathroom with shower over the bath
- ❖ Good sized Bedroom with Built in Wardrobe & Juliette Balcony
- ❖ Open Plan Kitchen-cum-Dining-cum Living Space with Juliette Balcony
- ❖ Fitted Appliances – Fridge/Freezer & Dishwasher
- ❖ Allocated Parking Space & Visitor Parking

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Key Facts for Buyers:

EPC: Rating of B (84).

Council Tax: Band A

Approx. £1,722 per annum.

(without single occupancy)

Lease Start: 1st Jan 2019 for 125 years with 117 years remaining.

Maintenance Fees: Including service charge and ground rent £1500 for 2026.

Ground Floor:

Entry phone system on communal entry door.

COMMUNAL STAIRCASE / HALLWAY / LANDING:

Exits from front and rear, dry riser cupboards, post boxes. Staircase and landings plus hallway with natural light and communal lighting.

Wooden front door with spyhole to:

The Flat:

ENTRANCE HALL:

Plain plaster ceiling, 'Karndean' luxury vinyl flooring, entry phone system handset, radiator.

BATHROOM: 7'4 x 7'0.

Plain plaster ceiling, down lighting, 'Karndean' luxury vinyl flooring, heated towel rail, bath with mixer tap and shower attachment with sliding head support, screen, wall hung wash hand basin, shaver socket, dual flush close coupled WC.

OPEN PLAN AREA: 25'11 x 13'5
narrowing to 8'2 in kitchen area.

Kitchen-dining area: 13'5 x 8'2.

Plain plaster ceiling, down lighting, 'Karndean' luxury vinyl flooring, radiator, 'Hive' central heating thermostat. Range of tall base and wall units with roll-edge laminate worktops and upstands, 600mm tall unit with integrated 1040mm fridge and 640mm freezer (3 drawers), tall 600mm unit with stainless steel and glass fan-oven/grill, with storage above & below, 800mm corner unit with 300mm door, space for washing machine, 600mm under-sink base unit, 1½ bowl stainless steel sink, integrated dishwasher, 600mm cutlery & pan drawers, 4-ring stainless steel gas hob, splash back, 600mm base unit, 500mm tall larder unit.

Living Area: 13'5 x 12'6.

Front aspect inward opening glazed door with Juliette balcony and two adjoining windows, plain plaster ceiling, Karndean luxury vinyl flooring, TV point, Cat6 point, cupboard enclosing 'Vaillant Eco Fit Sustain 830' boiler.

BEDROOM: 13'5 x 9'5.

Front aspect inward opening glazed door with Juliette balcony and two adjoining windows, plain plaster ceiling, fitted wardrobe, TV point, radiator, 'Hive' central heating thermostat for the bedroom space only.

Outside:

CUL-DE-SAC PARK AREA:

Refer to photo from the apartment.

PARKING:

Allocated: One space, refer to photo.

Visitor: Allocated spaces.

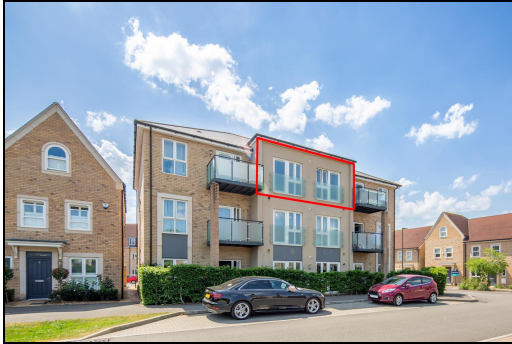
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Front of Block
(entrance rear corner)



Kitchen -Dining Space

Communal Staircase & Landing



Apartment Hallway



Communal Hallway



Apartment Hallway & Storage Cupboard



Open Plan Kitchen - Dining - Living Space



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Kitchen -Dining Space



Open Plan Kitchen – Dining – Living Space

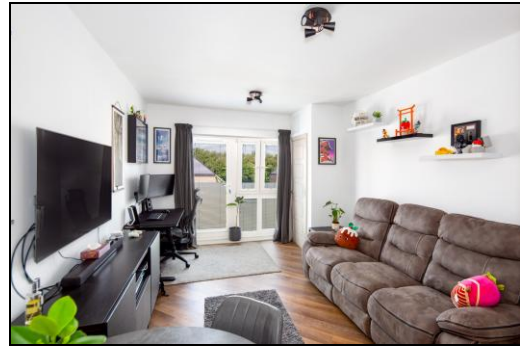
Bedroom



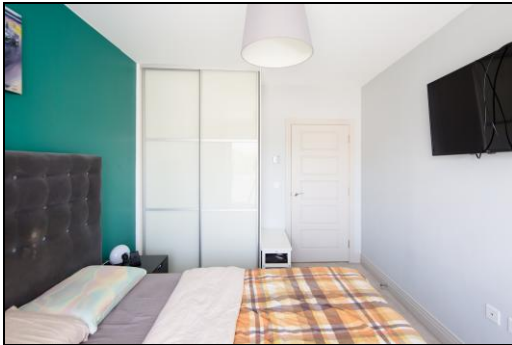
Living Area with Juliette Balcony



Bathroom



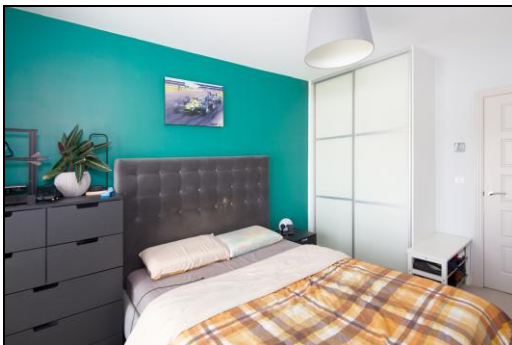
Living Space with Juliette Balcony



Bedroom



Bedroom



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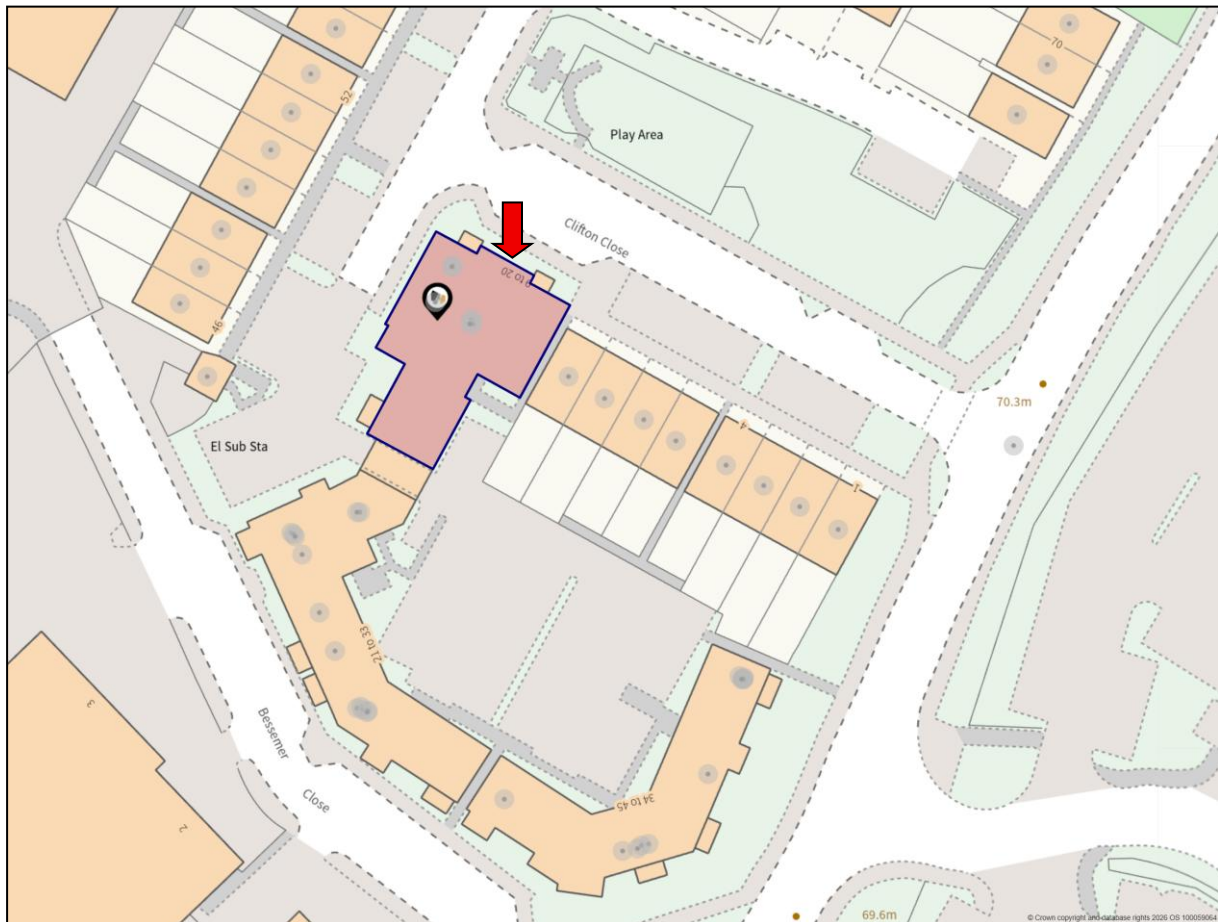
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Outlook from the Bedroom



One Allocated Parking Space

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



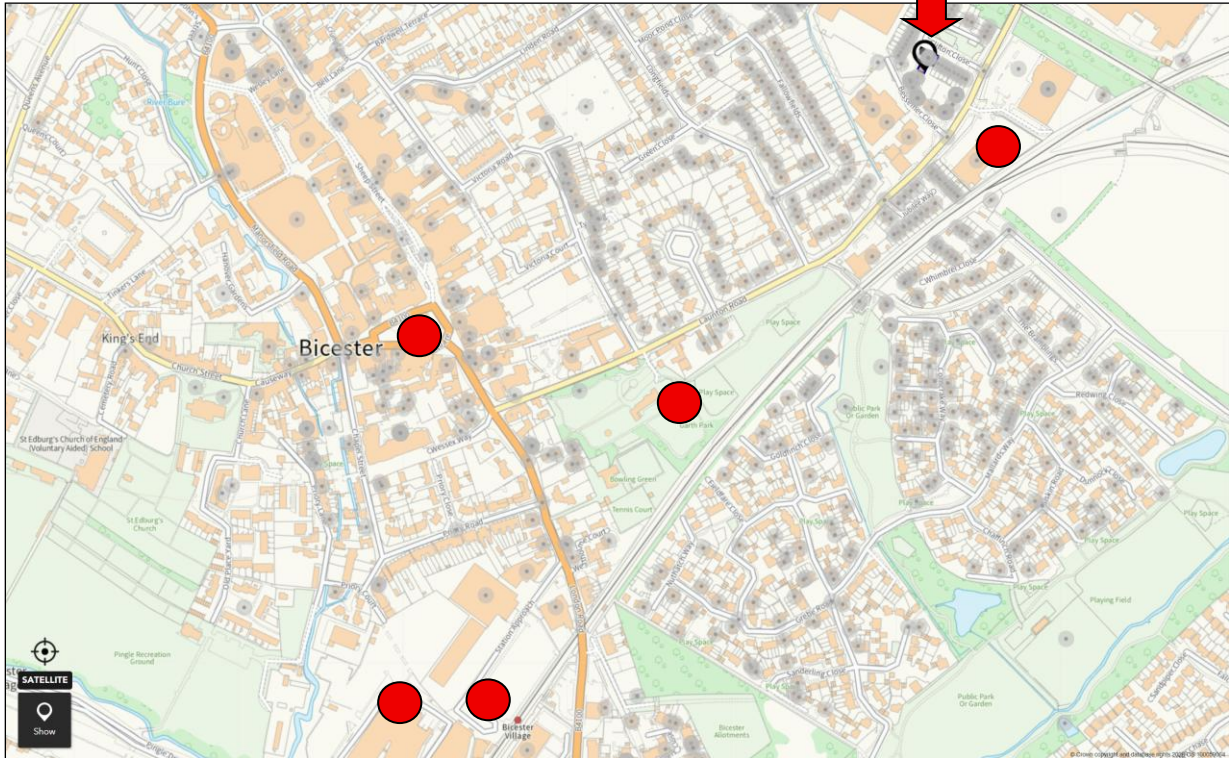
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Space for Notes



Places of interest:-

Bicester Market Square
Bicester Village Retail Park
Bicester Village Train Station
Garth Park
Aldi



Location of the flat.

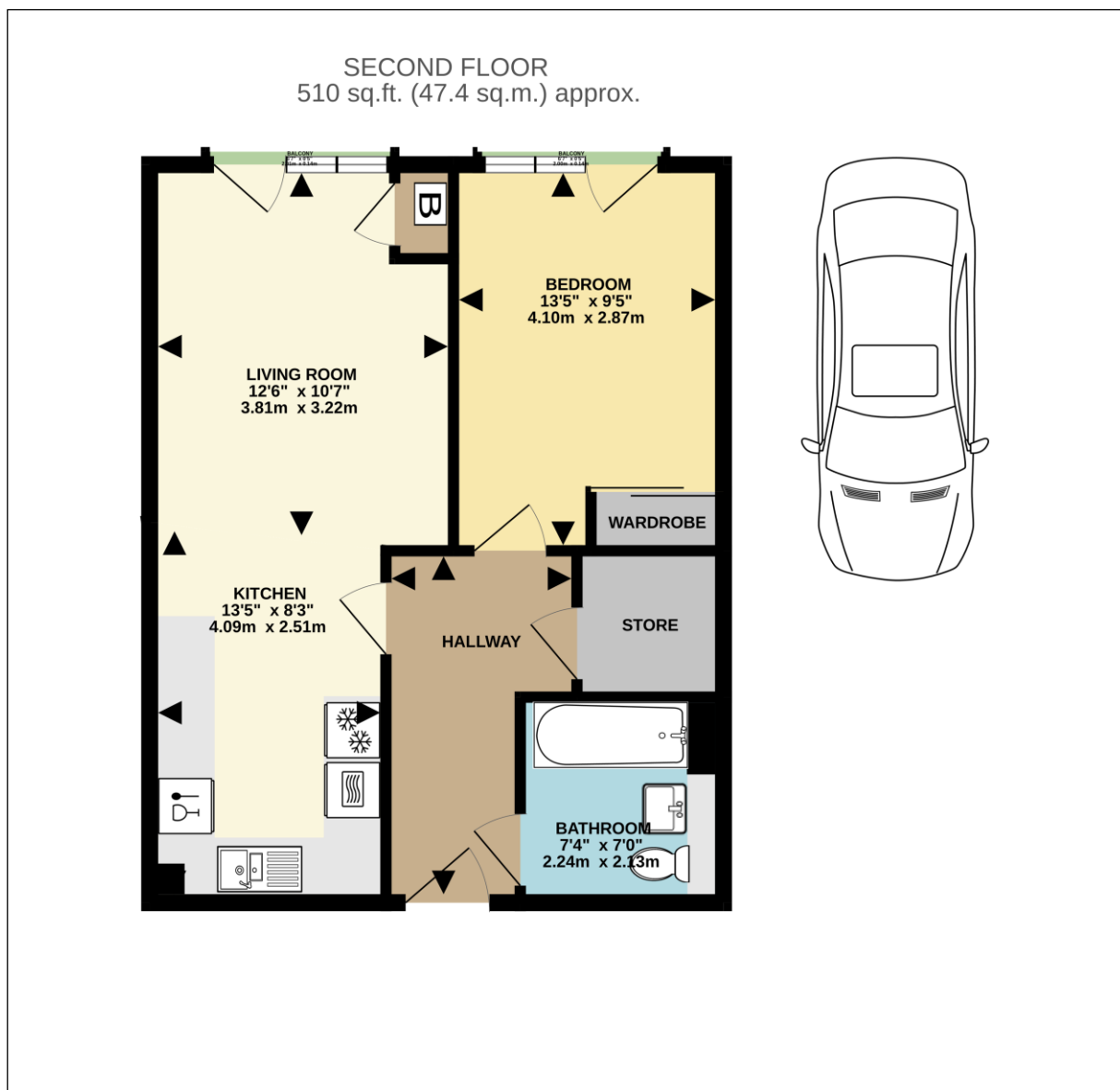
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