



**Connells**

Avocet Way  
Bicester



## Property Description

Set within the sought-after Langford Village development, this ground floor apartment offers convenient, well-presented living in a popular community setting.

A communal entrance leads into a private hallway, opening through to a bright open-plan living/dining area with kitchen, creating a sociable and practical space. The property includes a comfortable double bedroom and a modern shower room, making it an ideal first home, downsize or investment opportunity.

Outside, you'll find an allocated parking space, additional visitor bays, and access to a communal garden with a tidy bin containment area.

Langford Village itself is well regarded, home to a primary school, doctor's surgery and local amenities, as well as a network of picturesque walking paths, giving the area a welcoming, village-like feel while remaining close to transport links and the wider town.

Walk in shower, partially tiled walls, wc, basin, heater, towel rail and extractor

## Communal Entrance

Telephone access system, access to communal garden

## Entrance Hall

Two built in cupboards (one being airing cupboard), access to bedroom, shower room and living area

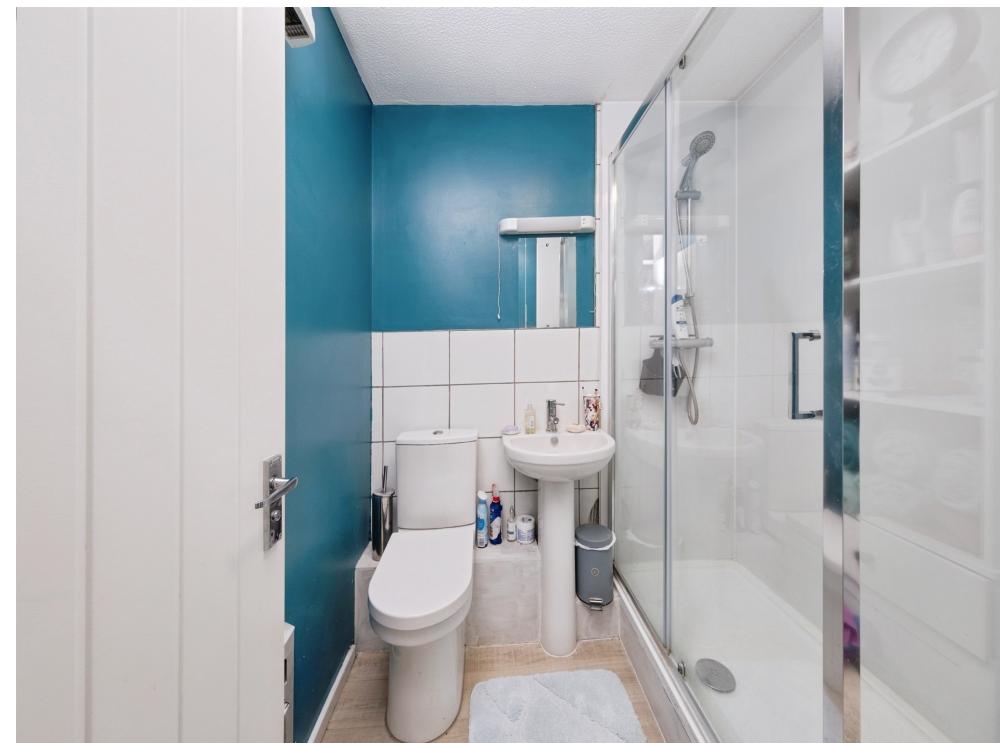
## Bedroom

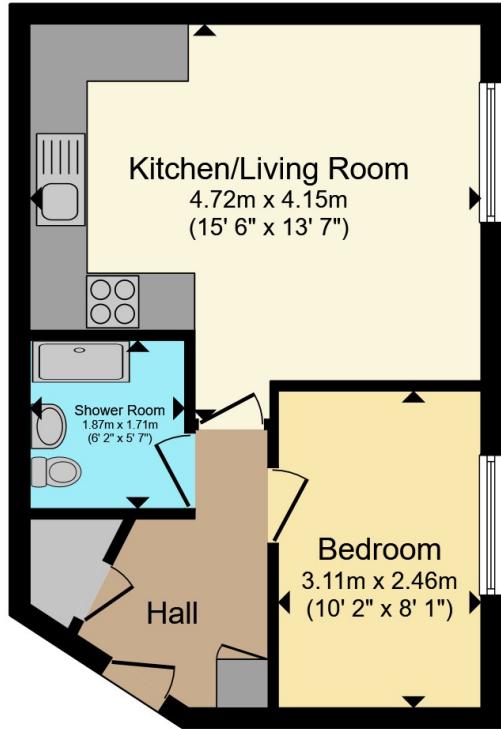
Double Bedroom, carpet, built in storage, window to rear of property

## Kitchen / Living Room

Base units and some wall units, built in oven, hob and extractor, space for fridge freezer, washing machine, dishwasher. windows to side and rear of property

## Shower Room





Total floor area 32.9 m<sup>2</sup> (354 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](http://www.propertybox.io)

Connells



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5 Market Square  
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EPC Rating: C  
 Council Tax  
 Band: B

Service Charge: 115.00  
 Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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