

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



135 London Road, Bicester, Oxfordshire. OX26 6HB

BARTON FLEMING

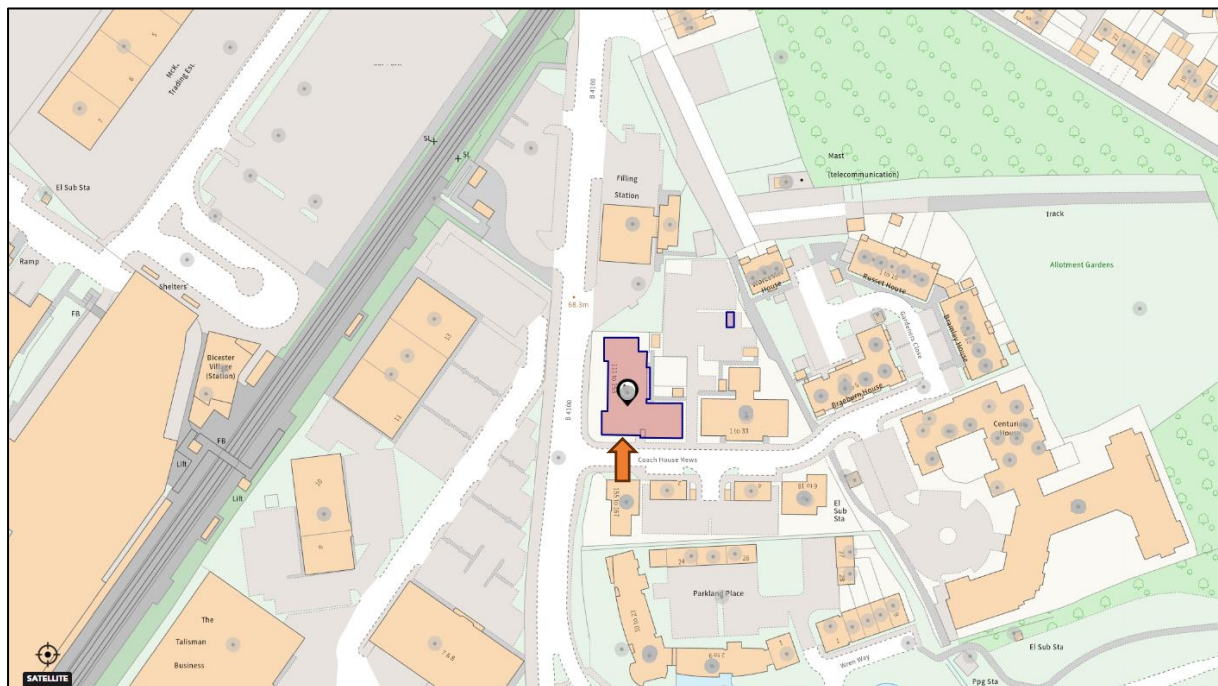
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

135 London Road, Bicester, Oxfordshire. OX26 6HB



A Spacious Two Bedroom First Floor Flat with the Living Room open plan to the Kitchen-Diner, Bathroom and En-Suite, Allocated Parking Space, Walking Distance to Bicester Village, Train Station and Town Centre

LEASEHOLD (with over 103 years remaining)

£ 250,000

- ❖ Communal Entrance with Intercom, Mail Boxes & Communal Landings
- ❖ Flat Entrance Hall
- ❖ Two Double Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Living Room open plan to Kitchen-Diner
- ❖ Allocated Parking Space
- ❖ Walking Distance to Bicester Village and Train Station
- ❖ Walking Distance to Bicester Town Centre

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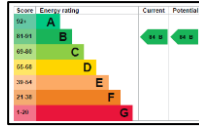
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Key Facts for Buyers:

EPC: Rating of B (84).
Council Tax: Band B
Approx. £1,916 per annum.



Lease:

Term: 125 years from 1st January 2004.
Ground Rent: £340 per annum, payable every 6 months. Next review due 2035.

Management:

Management Company: First Port
Management Charges: £1,800 per annum, £900 payable every 6 months.

Ground Floor:

COMMUNAL ENTRANCE:

Communal door, digital entry phone system, mailboxes staircase to first floor.

1st Floor COMMUNAL HALLWAY:

Side aspect PVC window, electric meter cupboard, front door with spy hole to:

Flat:

ENTRANCE HALL:

Plain plaster ceiling, RCD/MCB electric consumer unit, radiator.

BEDROOM ONE: 14'3 including wardrobe x 10'0.

Front aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe (1900mm).

EN-SUITE: 9'0 x 3'11.

Front aspect PVC window, plain plaster ceiling, downlighting, radiator, 1160mm x 730mm shower enclosure with thermostatic shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BATHROOM: 9'0 x 7'4.

Plain plaster ceiling, extractor fan, downlighting, radiator, airing cupboard, panel enclosed bath with mixer tap & shower attachment, tiled surrounds, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 10'2 x 9'0

Front aspect PVC window, plain plaster ceiling, radiator.

LIVING ROOM: 13'5 x 12'10 extending to 15'4 by the door.

Two side aspect PVC windows, front aspect PVC window, plain plaster ceiling, radiator. Open plan to:-

KITCHEN DINER: 14'10 x 8'11.

Side aspect PVC window, radiator, wall mounted "Worcester" boiler (in the wall unit nearest the dining area). Range of base and eye level units, roll edge laminate worksurfaces, laminate upstands, 600mm drawers, 300mm base unit, stainless steel and glass fan oven/grill, 4-ring electric hob, stainless steel splashback, stainless steel extractor hood, 150mm condiments slide out rack, 1200mm corner base unit with two 400mm doors, stainless steel sink, space for washing machine, 900mm corner base unit with 400mm door, space for 600mm wide fridge freezer.

Outside:

PARKING:

Allocated parking space for one car (No. 135).

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Front & Side of Block



Wide & Airy 1st Floor Communal Landing



Flat Hallway



Main Bathroom with airing cupbaord



En-Suite



En-Suite

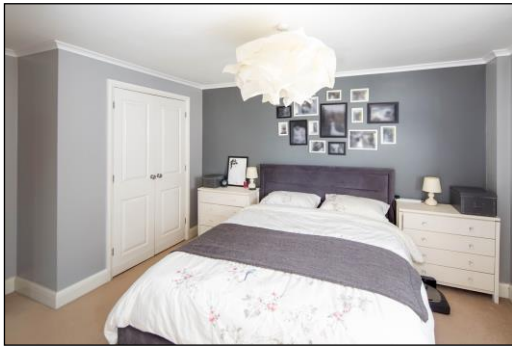
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Bedroom One



Bedroom One



'L-Shaped' Hallway



Bedroom Two



Kitchen Diner

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Living Room open plan to Dining Area



Living Room



Living Room



Parking Space (No. 135)



Rear of the block.

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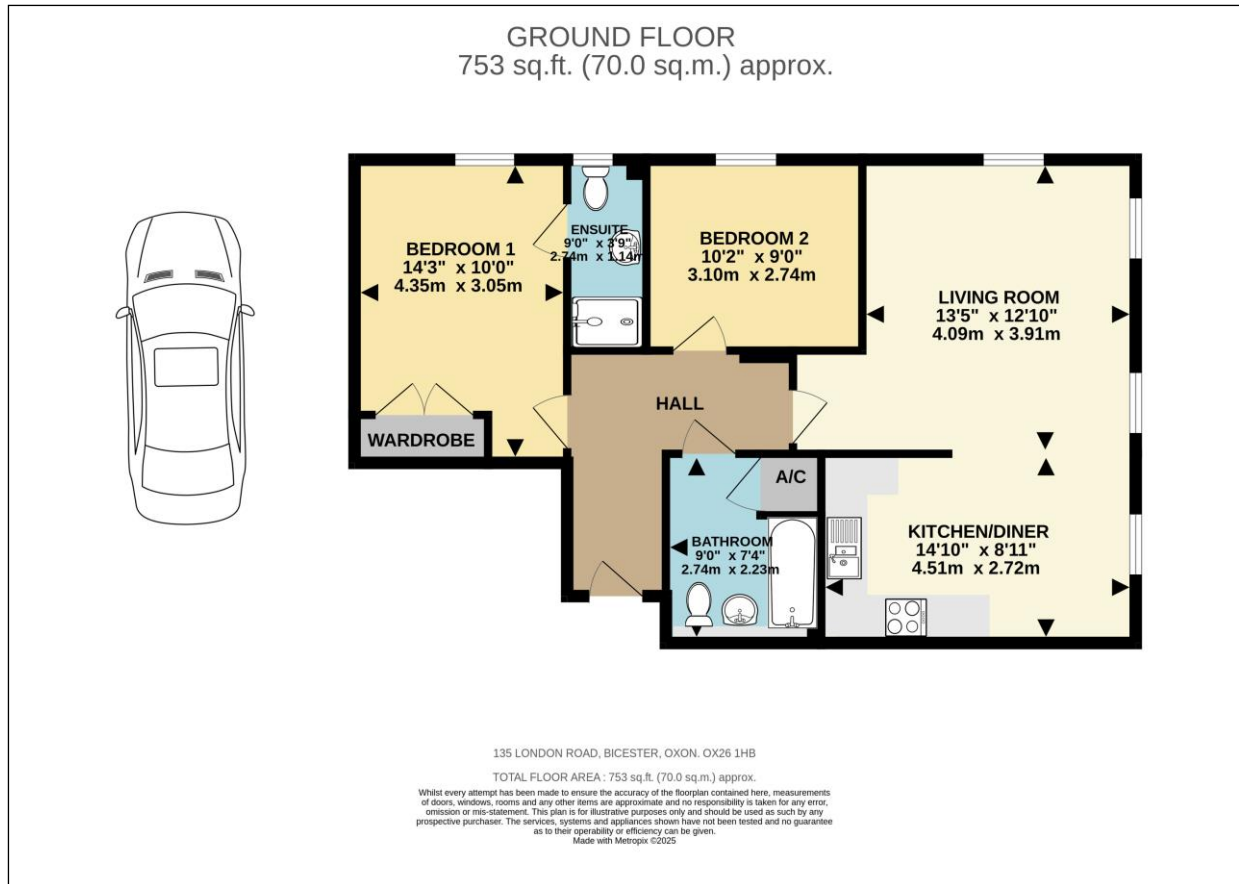
Space for Notes:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.