

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



18 Coltsfoot Leyes, Bure Park, Bicester, Oxon. OX26 3AB

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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 Coltsfoot Leyes, Bure Park, Bicester, Oxon. OX26 3AB



1st Fl Well Proportioned One Bedroom Maisonette

TO LET

£1150.00 PCM.

- ❖ Entrance Hall
- ❖ Hallway
- ❖ Lounge-Diner
- ❖ Re-fitted Kitchen
- ❖ Bedroom with built-in wardrobe
- ❖ Re-fitted Bathroom
- ❖ PVC Double Glazing
- ❖ Parking for 2 cars nose-to-tail
- ❖ Outside Store
- ❖ Tucked away position

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Ground Floor:

SLOPING PORCH:

Bin store, outside electricity meter box, courtesy light, part glazed multi locking point security front door to:-

ENTRANCE HALL:

'Dimplex' storage heater, RCD/MCB electricity consumer unit & RCD for storage heaters also, straight run staircase to:

First Floor:

MAIN HALLWAY:

Side aspect PVC double glazed window, loft hatch, telephone point, airing cupboard.

RE-FITTED KITCHEN: 11'0 x 6'5.

Rear aspect PVC double-glazed window, wall mounted convector heater, vinyl flooring. Range of base and wall units with laminate worktops and tiled surrounds, ceramic 4-ring electric hob, vented pull-out extractor hood, fitted fan oven, space for washing machine, sink, 600mm space for tall fridge freezer.

LOUNGE-DINER: 'L' shaped 15'7 narrowing to 12'3 x 10'6 extending to 15'3 by built in double cupboard.

Front and side aspect PVC double-glazed windows, built-in double

storage cupboard, storage heater, space for table & chairs, TV point.

BEDROOM: 11'0 x 8'8.

Rear aspect PVC double-glazed window, wall mounted convector heater, TV point, built-in double wardrobe.

RE-FITTED BATHROOM: 7'7 x 5'9.

Extractor fan, 'Dimplex' fan heater, vinyl flooring, bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled wc.

Parking:

The parking spaces for No 18 are the two closest to the front door, nose-to-tail.

To Make an offer to rent the property

Please send an e-mail to:

E-mail: lettings@bartonfleming.co.uk

Including :

Full names of all adult occupants
Emails and telephone numbers for all tenants
Occupations of all tenants
Gross annual salaries for all tenants including contracted hours of employment
Details of any children
Details of any pets
Required Tenancy Start date
Length of tenancy required
Any special conditions or requirements

We will then put your offer to rent the property forward to the landlord.

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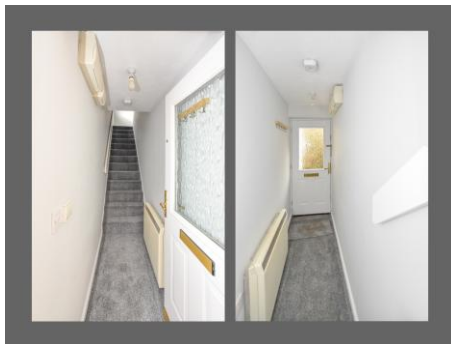
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Aerial View



Front Porch & Outside Store



Main Hallway & Staircase to Entrance Hall



Main Hallway



Living Room



Living Room



Living Room



Kitchen

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Kitchen



Bedroom



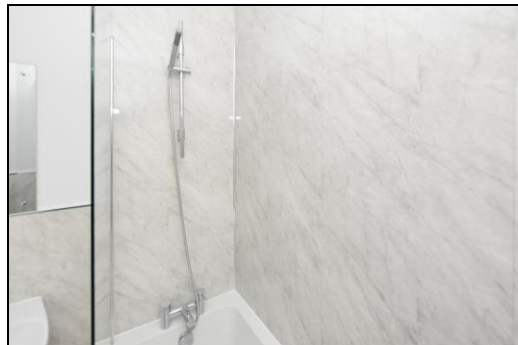
Bedroom



Bathroom



Bathroom



Shower detail



Front View



Two tandem parking spaces

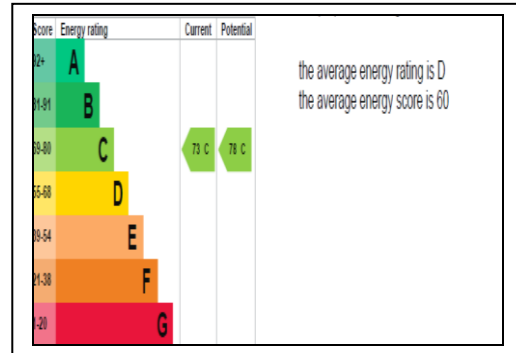
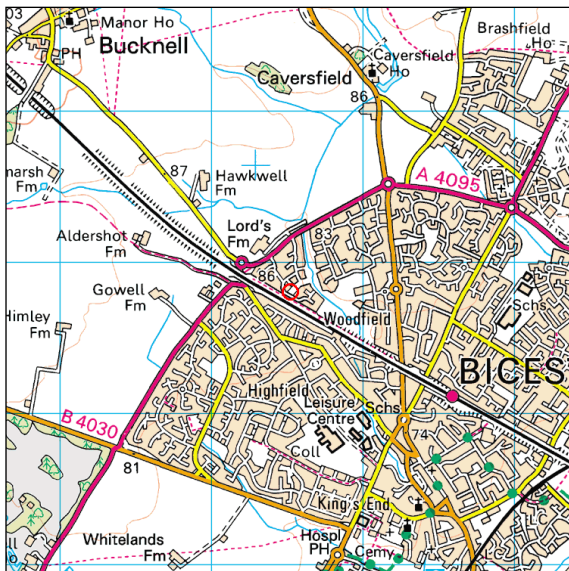
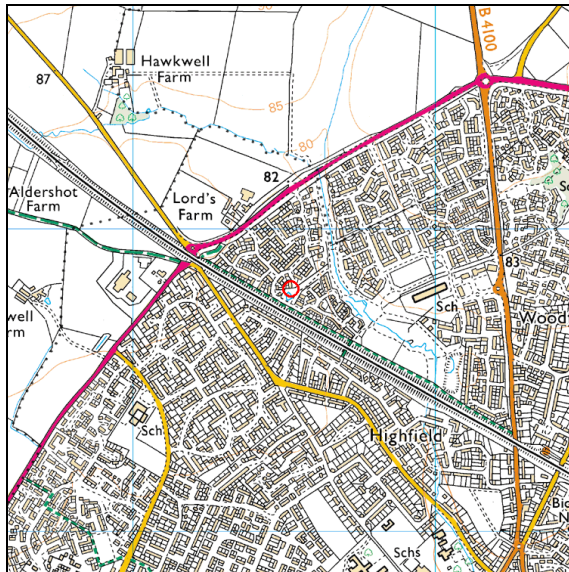
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AVAILABLE:

Date 23rd October 2026

RENT:

£1150.00 per calendar month.

RENTAL DEPOSIT

£1326.92 (Equal to five weeks rent.)

Deposits are held by the Deposit Protection Service which is an independent body set up by the Government specifically designed to protect deposits fairly on behalf of landlord and tenants alike.

COUNCIL TAX BAND

According to

<http://cti.voa.gov.uk>

The council tax band is

B

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Material Property Information

Council Tax Band ...B.....

Rental Asking Price £1150.00

Tenure Freehold or leasehold – (both) its a Tyneside lease and landlord owns freehold of flat below

Property construction Standard

Mains Electricity supply Yes/

Mains Water supply Yes/

Mains Sewerage Yes/

Heating Type Electric / Night Storage /

BroadbandFibre to Cabinet and Copper to House

Parking..... Driveway / Allocated / on plan RHS immediately in front of flat

No of Parking Spaces ...2 (if parked 1 car behind the other).....

Building safety Any known factors /No

Restrictions /Rights and easements (Any Restrictive covenants and Rights of Way or Easements or Wayleaves on the title..... No

Flood risk - has the property been subject to any flooding in the last 5 years / No

Planning permission – Does the property have any outstanding planning applications / No

Accessibility/adaptations - Does the property have any disabled access provisions / No

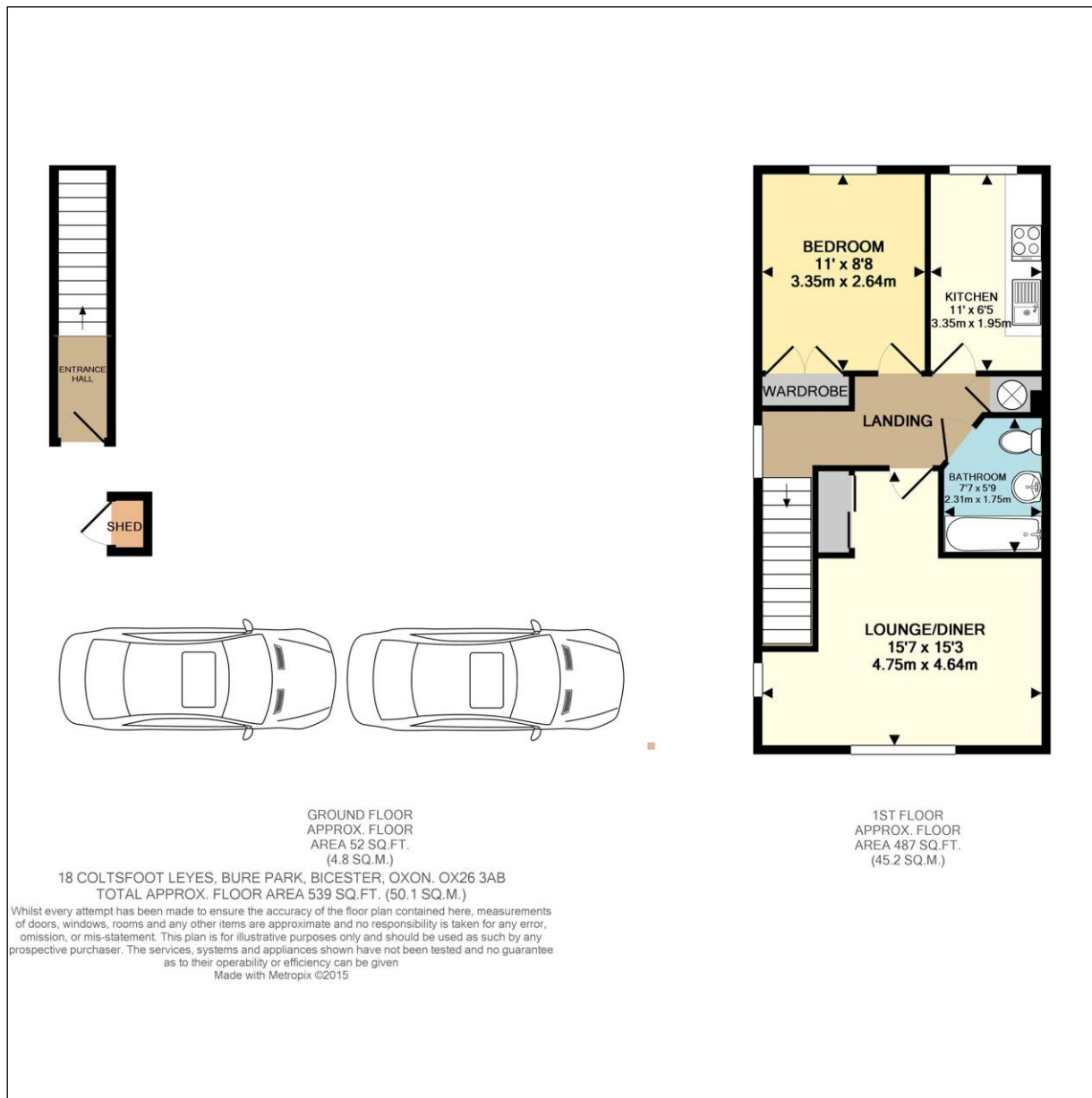
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MISREPRESENTATION ACT 1967

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.