# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**Flat 2, Harcourt House, North Street, Bicester, OX26 6NY**

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Web: www.bartonfleming.co.uk
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62 North Street, Bicester. OX26 6NF

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249922

## Flat 2, Harcourt House, North Street, Bicester, OX26 6NY



## A One Bedroom Ground Floor Flat located in the Town Centre with Lounge Diner, Kitchen, Bedroom, Bathroom and Parking.

**LEASEHOLD (189 years from 1983)** **Offers Over: £ 180,000**

- **Entrance Hall**
- **Bathroom**
- **Lounge Diner**
- **Kitchen**
- **Bedroom**
- **Allocated Parking and Two Shared Visitor Spaces**
- **Communal Garden with secure access to Car Park and Street**
- **Close to Town Centre**
- **Walking Distance to Both Train Stations and Bicester Village**

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***Leasehold Details:***

**Freeholder:** Elfindale Ltd
**Lease:** 189 years from 24 June 1983 (*approx. 146 years remaining*)
**Ground Rent:** £110 per annum (*included in management fees)*
**Management Company:** Warmans Asset Management
**Management Fees:** approx. £1,276 per annum (*payable in two six monthly installments)*

***Key Facts for Buyers:***

**EPC**: Rating of C (71).
**Council Tax**: Band A
Approx. £1,741 per annum.

***Ground Floor:***

Outside electric meter box, part-glazed PVC front door to:

**ENTRANCE HALL:**
Airing cupboard enclosing large hot water cylinder.

**BATHROOM: 7'3 x 5'5**
Plain plaster ceiling, extractor fan, polished floor tiles, polished wall tiles, chrome heated towel rail, panel enclosed bath with mixer tap, thermostatic shower over, wash hand basin and cupboard under, dual flush close coupled WC, large mirror.

**LOUNGE DINER: 14'5 x 11'9**
Two rear aspect PVC windows, front aspect PVC window, plain plaster ceiling, radiator, BT master socket, FTTP point.

**KITCHEN: 7'3 x 5'6**
Rear aspect PVC window, plain plaster ceiling, vinyl flooring. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, stainless steel sink, space for automatic washing machine, 600mm undersink unit, 600mm corner base unit with 400mm door, stainless steel and glass fan oven/grill, 4-ring electric stainless steel hob, stainless steel splashback, stainless steel extractor hood, 400mm base slide out unit with racks, space for upright fridge freezer.

**BEDROOM: 14'6 x 12'2 (max – irregular shaped room)**
Rear aspect PVC window, plain plaster ceiling, radiator.

***Outside:***

**PARKING:**
Allocated parking space in a private parking area with barrier entry.

There are also two further shared visitor parking spaces.

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Front Door and Entrance Hall



Kitchen



Kitchen



Lounge Diner



Lounge Diner



Lounge Diner

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Bathroom



Bedroom



Bedroom



Communal Grounds

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Communal Grounds



Barrier Controlled Car Parking Area



Allocated Parking Space




EPC



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***Space for Notes***

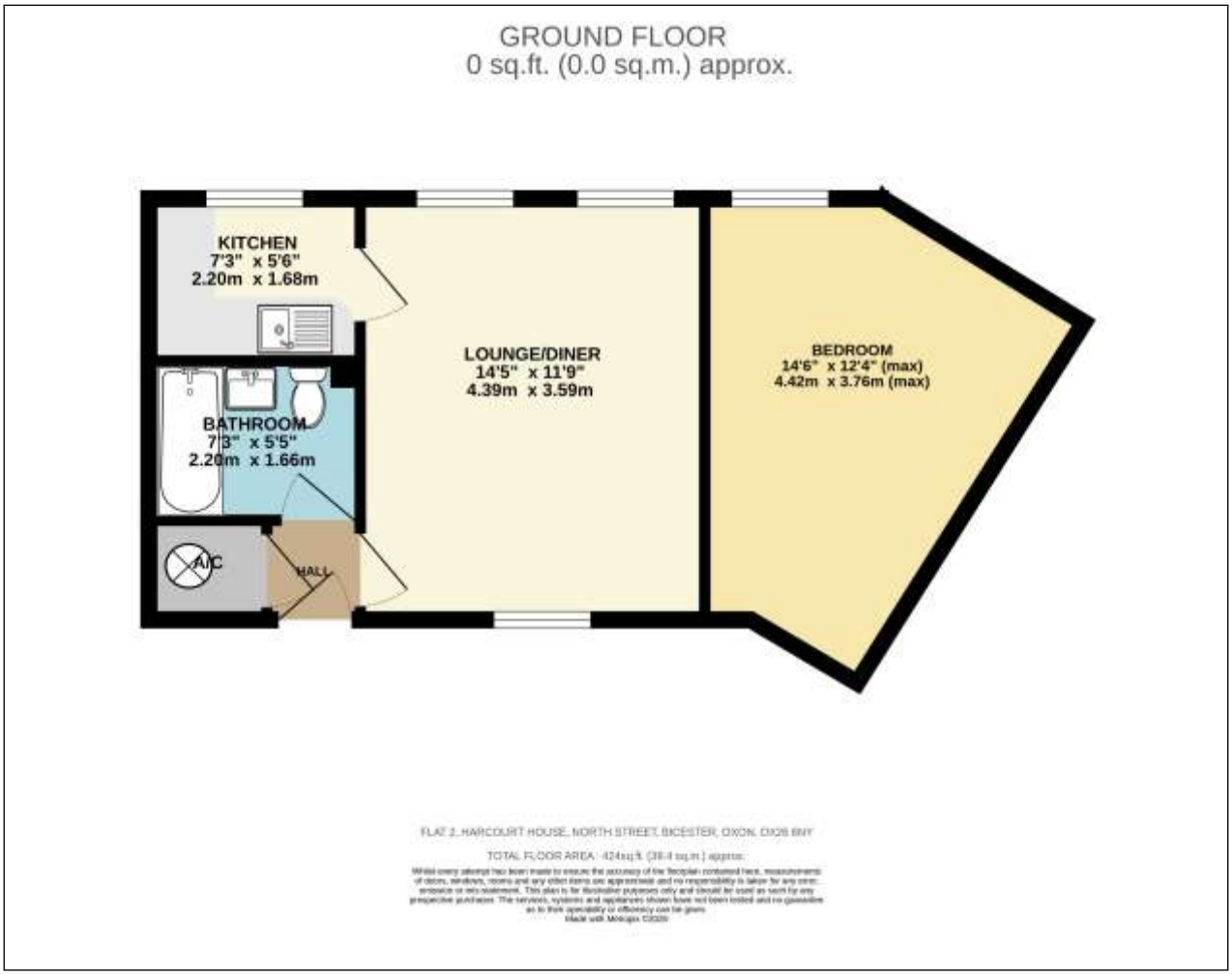

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