

Quadrant Estate Agents



## 52, Kestrel Way

Bicester, OX26 6YA

Located in the desirable Old Langford Village area of Bicester, this first floor south facing apartment is made up of a front aspect double bedroom, open plan living room and well appointed kitchen, bathroom with shower over the bath and utility cupboard, and ample storage throughout. The purpose built apartment block is located within a quiet cul de sac within a short walk of pedestrian routes to Bicester town centre as well as local shops and amenities in Langford Village. Leasehold (999 years from 1990); Ground Rent - £55.00 per year; Service Charge £80 per month

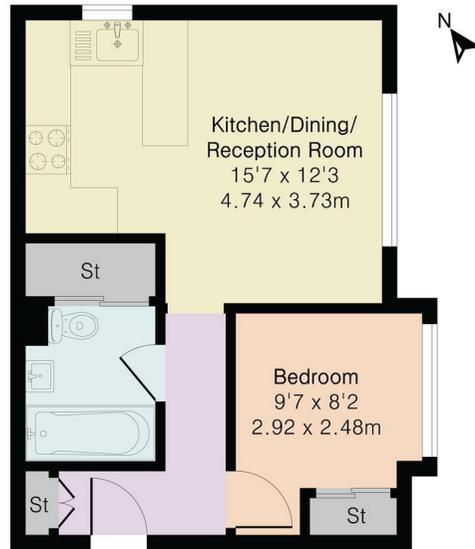
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## ACCOMMODATION

- Leasehold (999 years from 1990)
- Council Tax Band B
- EPC Rating C
- Council - Cherwell District Council
- Construction - Standard
- Mains Water - Thames Water
- Mains Electricity
- Mobile Phone Coverage - Check Ofcom Website
- Broadband Speed - Check Ofcom Website
- Ground Rent - £55.00 per year; Service Charge £80 per month



Approximate Gross Internal Area 368 sq ft - 34 sq m



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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