



7 Hayday Close Yarnton OX5 1FS



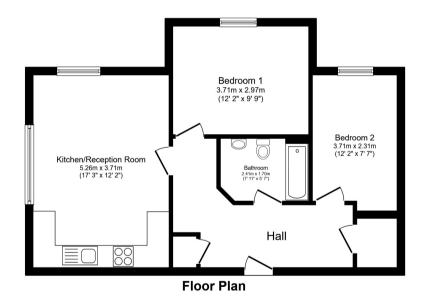








A top floor apartment forming part of this modern development in the popular village of Yarnton. The property comprises: spacious entrance hall, open plan living room/kitchen, 2 double bedrooms and bathroom. The property enjoys double glazing and air source heating to radiators. Outside there is a double carport and communal grounds.



Total floor area 57.2 sq.m. (615 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Contact:

1b The Hampden Building, High Street, Kidlington, Oxon, OX5 2DH Tel: +44 (0)1865 379880

E-mail: kidlington@thomasmerrifield.co.uk



- 2 Double Bedrooms
- Open Plan Living
- Spacious Hallway
- Air Source Heating
- Double Glazing
- Double Carport
- Communal Grounds
- No Chain
- Viewing Recommended

Council Tax Band: C

*Lease approximately 87 years remaining Ground Rent £nil Service Charge £204 per month

portant Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no

 Whilst every attempt has been made to ensure the accuracy of the floorplan contained nere, measurements or doors, windows, rooms and any other items are approximate and ne responsibility is taken for any error, omission, or mis-statement.
 All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been

seed in photography. Thomas Merifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.

4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make

5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.

