



7 Hayday Close, Yarnton, OX5 1FS  
£260,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

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.

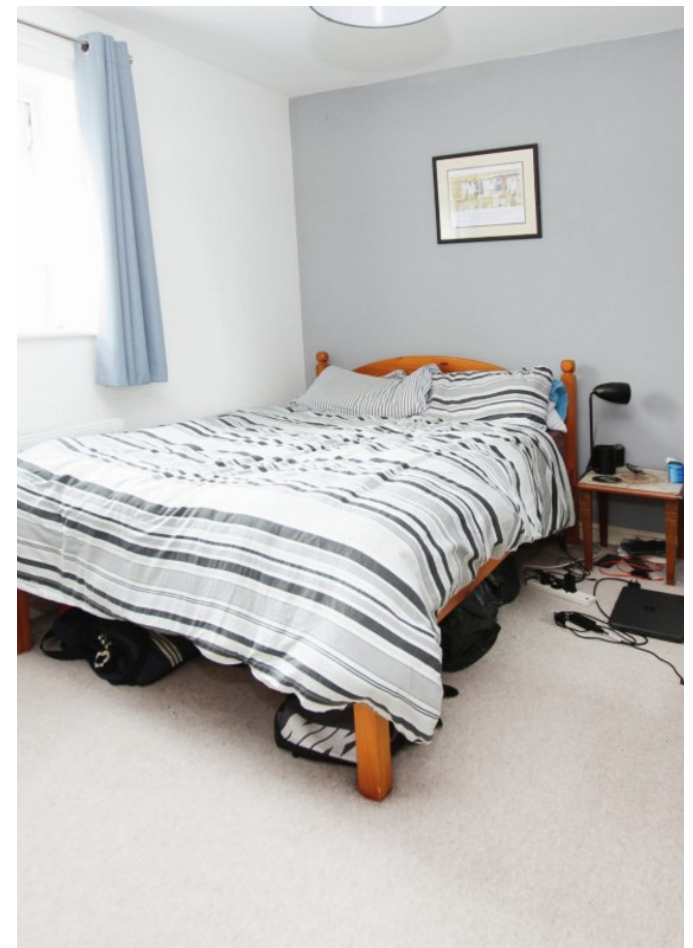
- Lease Approximately 86 years remaining
- Ground Rent £nil
- Service Charge : £226.27 per month

EPC Rating: C

Council Tax Band: C





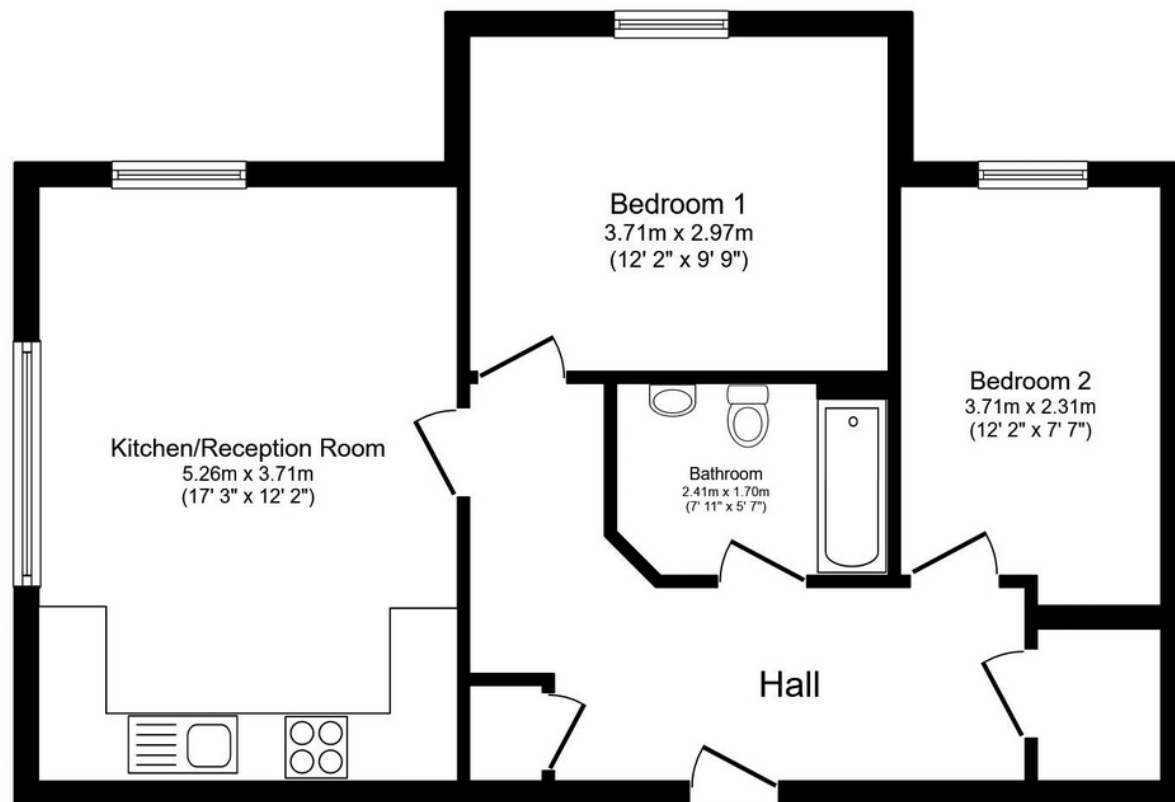


## Key Features

- Top Floor Apartment
- Viewing Recommended
- 2 Double Bedrooms
- Open Plan Living
- Spacious Hallway
- Air Source Heating
- Double Glazing
- Double Carport
- No Chain
- Viewing Recommended

## The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, doctor's surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington provides easy access to London Marylebone in approximately 55 mins. Other nearby stations are at Oxford City centre and Bicester - London 60 mins approx.



**Floor Plan**

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

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