



£130,000

THOMAS  
MERRIFIELD

SALES LETTINGS

26 Cherwell Court Kidlington Oxon OX5 2BG

# 26 Cherwell Court

## Kidlington Oxon OX5 2BG

A first floor 1 bedroom retirement apartment forming part of this McCarthy & Stone development situated within access of the village High Street. The property comprises of private entrance hall, sitting room with Juliet balcony, kitchen, modern fitted shower room and double bedroom with built-in wardrobes. The property benefits from electric heating, double glazing and 24 hour emergency call system. The development enjoys a residents lounge, communal laundry room, guest suite available for a small charge, lifts to all floors and on-site Manager. Outside there is residents parking and well-kept communal gardens. The minimum age of residents is 60+ years and the property offers vacant possession.

Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford City Centre via a regular bus service. The Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property. For more information on Kidlington and local facilities/businesses please visit Kidlington Voice website [www.kvoice.co.uk](http://www.kvoice.co.uk).

## Local Authority:

Cherwell District Council Tax Band: B



Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Proceed through four main sets of traffic lights and then continue onto the Banbury Road and the development can be found on the right-hand side.



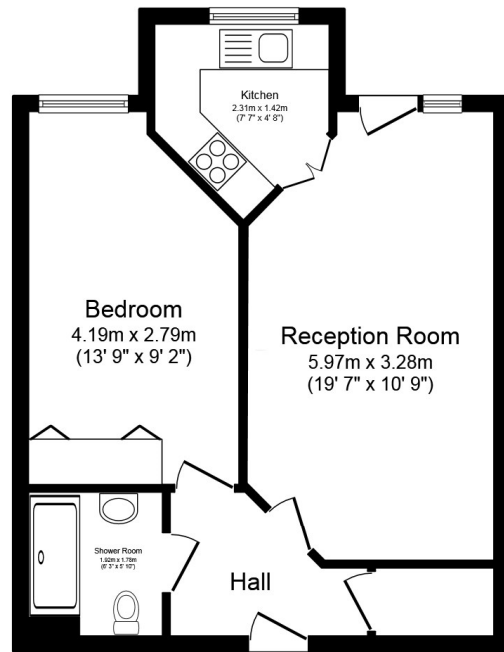


- Retirement Development
- First Floor Apartment
- Double Bedroom
- Modern Shower Room
- Views over Communal Gardens
- Long Lease
- Vacant Possession
- Access to the High Street
- Communal Residents Lounge
- Guest Suite
- House Manager
- Emergency Assistance System
- Phone Entry System to Building
- Electric Heating
- No Chain

Length of Lease: 125 years  
(106 years remaining)

Service Charge: £3778.00 pa

Ground Rent: £385.00 pa



**Floor Plan**

Total floor area 45.7 sq.m. (491 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## Contact:

1b The Hampden Building, High Street, Kidlington, Oxon, OX5 2DH

Tel: +44 (0)1865 379880

E-mail: [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

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