



Wilsdon Way, Oxfordshire, OX5 1TX

£130,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A ground floor studio apartment offering an investment opportunity or an ideal first time purchase with No Chain.

Material information to note:

- Built from brick under a tiled roof
- All mains services connected, apart from gas
- OFCOM checker indicates standard, superfast and ultrafast broadband is available
- OFCOM checker indicates good mobile availability and coverage
- The government portal highlights low risk for flooding
- Restrictive covenant: No building on the property hereby conveyed or any part thereof shall be used for the purpose of any trade business or manufacture or otherwise than as a private or professional residence.
- We are unaware of any planning permission or for development within the immediate locality (as of 21/12/2023).

Lease Extended by 99 Years in 2023

Unexpired Lease: 177 years

No Ground Rent: 0

Service Charge: Approximately £600-£700 per annum

Council Tax Band: A

EPC Rating: C





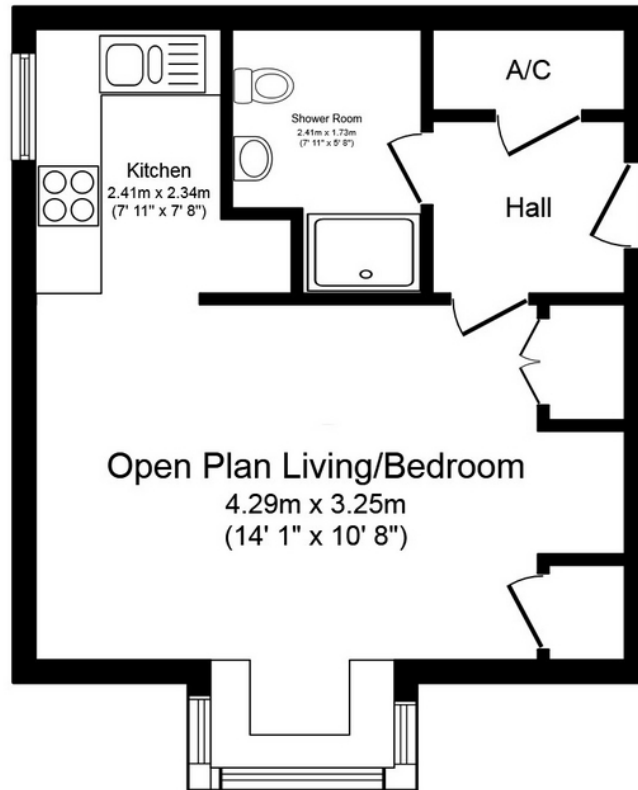
## Key Features

- Entrance Hall
- Sitting Room/Bedroom with fold-out bed
- Kitchen
- Shower Room
- No Chain
- Ideal Investment or First Time Purchase
- Electric Storage Heating
- Allocated Parking Space
- Communal Garden with an Allocated Area for 96
- No Ground Rent

## The Location

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 new Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 55 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.





**Floor Plan**

Total floor area 32.7 sq.m. (352 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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