



Lakesmere Close, Kidlington, OX5 1LG

£200,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious converted split level duplex apartment located behind electric gates with upside down layout and open plan accommodation. The accommodation comprises entrance hall with stairs to first floor, double bedroom with en-suite shower room to the ground floor. Upstairs there is open plan lounge/kitchen. Outside there are communal gardens and 1 allocated parking space. The property is complimented by electric heating and double glazing. The property is close to the Oxfordshire Canal, local Co-Op store and bus stops.

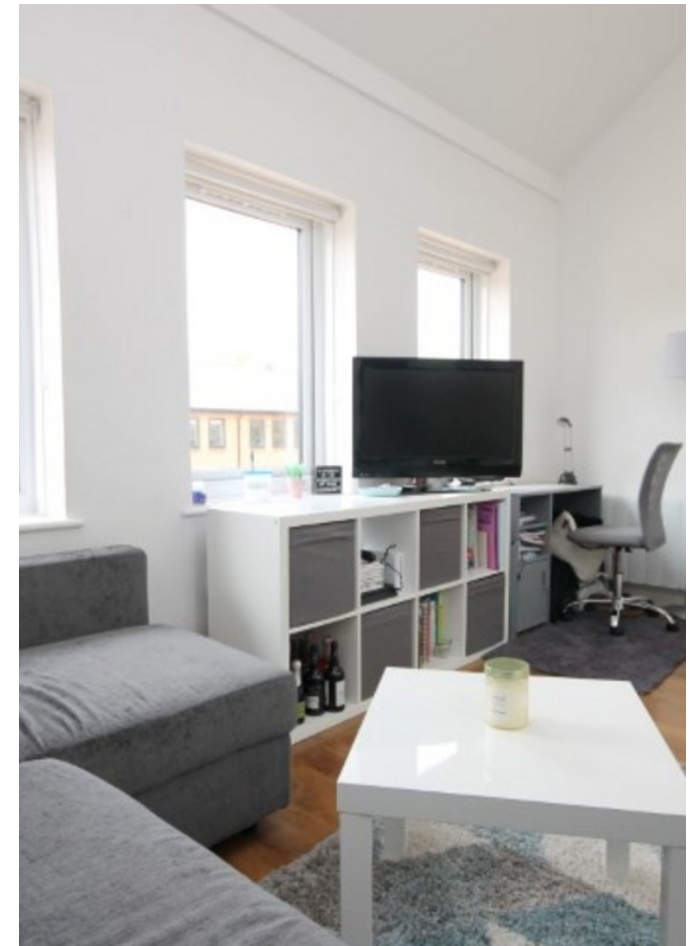
Additional information to note:

- All mains services are connected (except Gas).
- OFCOM checker confirms that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms that EE and Three have likely voice and data inside the property with all networks likely to provide voice and data outside.
- Photos were taken prior to current tenancy
- The property is held on a 150 year lease which started in 2014 therefore there is 140 years still remaining.
- Ground Rent: £400 per year
- Service Charge: £1000 per year



Council Tax Band: B

EPC Rating: E

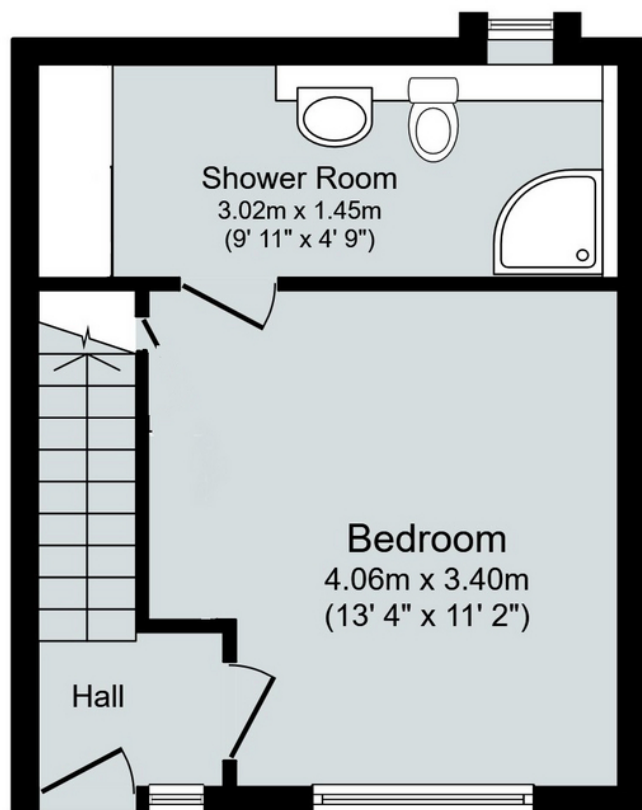


Key Features

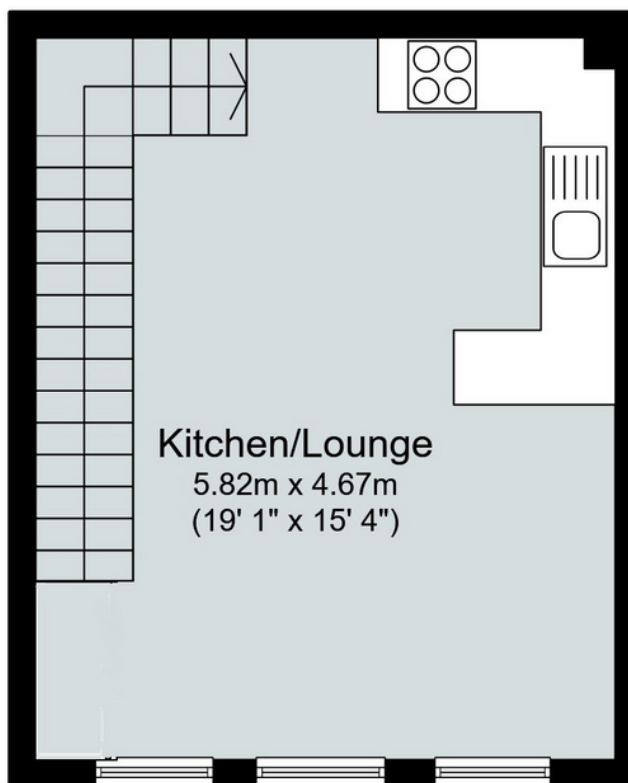
- Split Level Duplex Apartment
- 1 Bedroom
- Open Plan Living
- Upside Down Layout
- Modern Kitchen
- Modern Shower Room
- Allocated Parking
- Gated Development
- Long Lease
- No Onward Chain

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 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.



Ground Floor



First Floor

Total floor area 54.5 sq.m. (586 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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