



Oxford Road, Kidlington, OX5 2NP

Offers In Excess Of £200,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A first floor apartment built in 2017 situated close to bus routes to Oxford Oxford Parkway Banbury and Woodstock, offering excellent commuter links and is an ideal opportunity for a first time buyer or investment purchase. The apartment benefits from open plan kitchen/dining/sitting room, double bedroom, fitted bathroom, solar panels, garden, parking, gas heating and no onward chain.

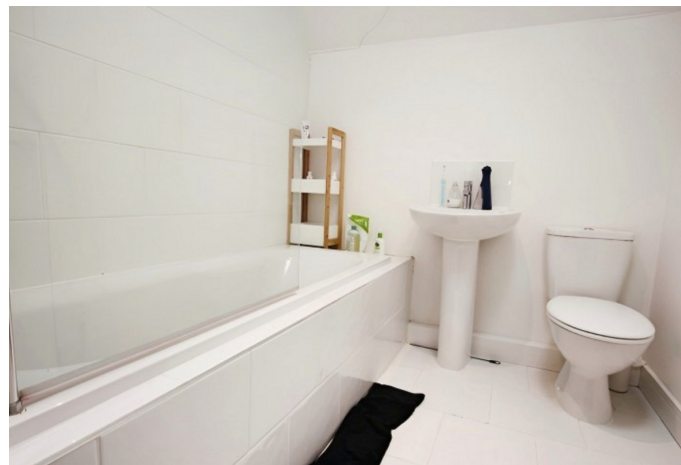
Material information to note:-

- According to OFCOM checker, standard, superfast & ultrafast broadband available.
- According to OFCOM checker, mobile indoor voice & data limited with EE, but Three likely, Vodafone & O2 voice likely & data limited.
- Mains gas, water, electric & drainage connected.

Lease 125 years from June 2017 (117 years remaining)
Ground Rent £300 pa until March 2026 then £600 fixed until March 2036 then index rent
Service Charge £950.00 per annum

Council Tax Band: B

EPC Rating: B



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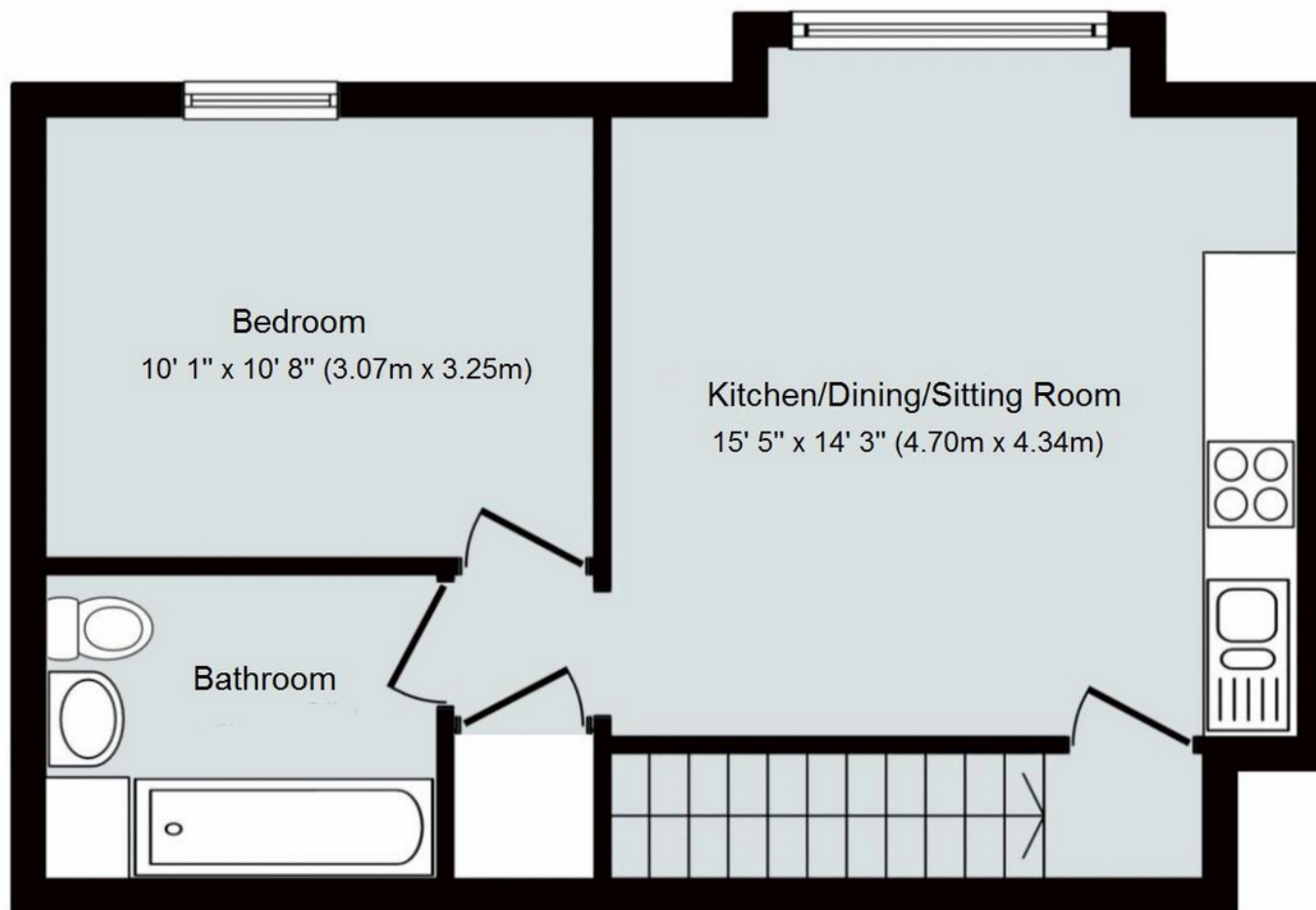


Key Features

- First Floor Apartment
- Open Plan Living Area
- Double Bedroom
- Private Garden with Timber Shed
- Parking
- Gas Central Heating & Solar Panels
- No Chain
- Close to Bus Routes to Oxford, Oxford Parkway, Banbury, Woodstock
- Close to the Village Centre

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 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.



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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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