



Homewell House, Kidlington, OX5 2XT

Offers In Excess Of £100,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Forming part of this McCarthy & Stone popular development is this 1 bedroom apartment located with easy access to the village High Street. The property comprises of entrance hall, lounge/diner with doors leading to the communal gardens, modern fitted kitchen, modern shower room, electric heating and double glazing. The development boasts 2 residents lounges, with regular events and functions, a house manager, communal car parking and well tendered communal gardens.

Additional information to note:

- Mains electric, water and drainage connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM Checker indicates that there would be likely voice coverage with O2 and Vodaphone with limited voice & data with EE. Three, O2 and Vodaphone indoors, with likely voice & data with all networks outside.
- Planning permission exists to the rear of the property for 6 new properties under planning permission 21/00355/OUT. There is also a potential development for 300 dwellings and associated facilities to the field North West of the development.
- We have been advised by the seller that they are unsure if the heating, shower and hot water are operational.

Lease: 125 years with 88 years remaining

Ground Rent: £245.87 per 6 months

Service Charge: £4,067.24 pa

Council Tax Band: B

EPC Rating: C



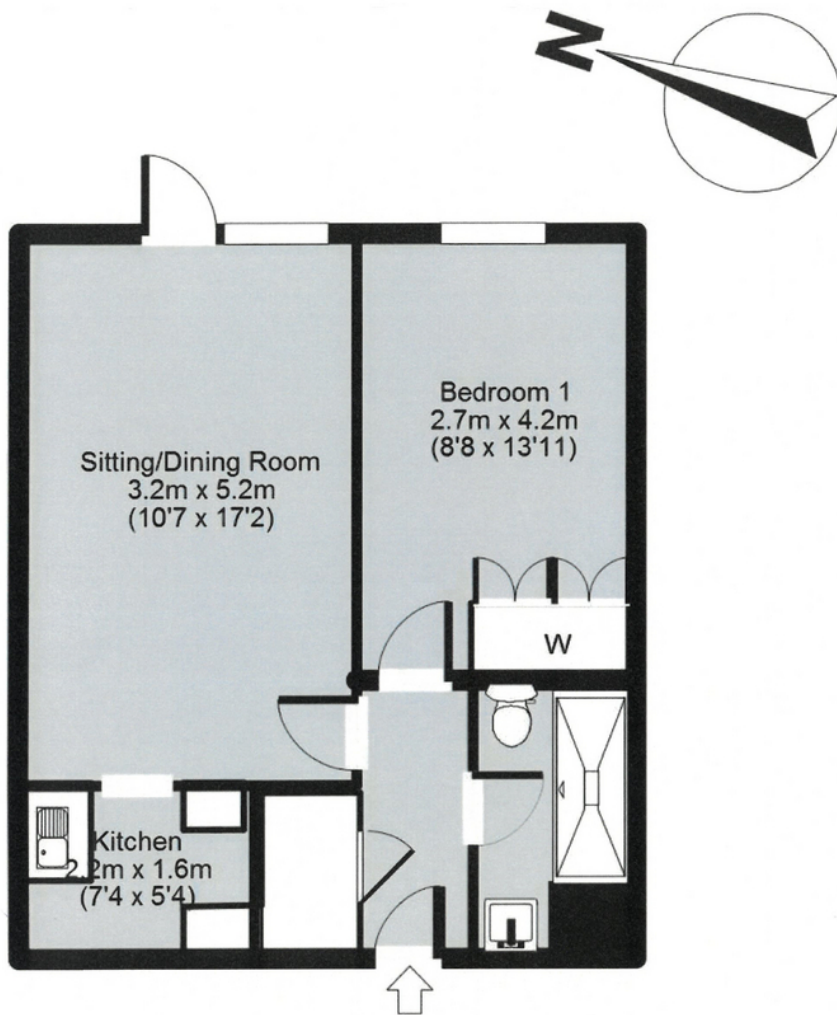


## Key Features

- Retirement Apartment
- Ground Floor
- Double Bedroom
- Modern Kitchen
- Shower Room
- Residents Lounge
- House Manager
- Access to Communal Gardens
- Popular Development
- No 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.



APPROX GROSS INTERNAL FLOOR AREA: 41 sq. m / 436 sq. ft

This floor plan illustration is only an approximation of existing structures and features, and is provided for convenience and visual reference only.

Thomas Merrifield and their clients give notice that:

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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