



Cresswell Close, Yarnton, OX5 1FX

£56,250 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented 1 bedroom ground floor flat being sold with a 25% share through shared ownership which creates an ideal affordable first time purchase. This modern apartment provides open plan living space and is located in the popular village of Yarnton, between Oxford and Woodstock with access to bus routes and Oxford Parkway train station. The accommodation comprises communal entry hall with security entry system, private entrance hall, open plan living room/modern kitchen, double bedroom and modern bathroom. The property is complimented by gas heating to radiators, double glazing and the owners are currently extending the lease which will be done for the new owners at the point of purchase. Outside there an allocated carport for 1 car.

Additional information to note:

- All mains services are connected.
- Current lease 86 years but owners are currently extending the lease by another 90 years, therefore creating a lease of 175 years.
- Monthly Rent: £421.80
- Monthly Service Charge: £330.84
- No Ground Rent.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that mobile voice and data is likely with EE, with limited voice with Three, O2 and Vodafone and limited data with Three and none with O2 and Vodafone inside the property. Likely voice and data with all networks outside.
- GOV.UK website indicates a high risk of surface flooding. However, the owners have had no issues in the 7 years they have lived there with very low risk of river flooding.



EPC Rating: C Council Tax Band: B

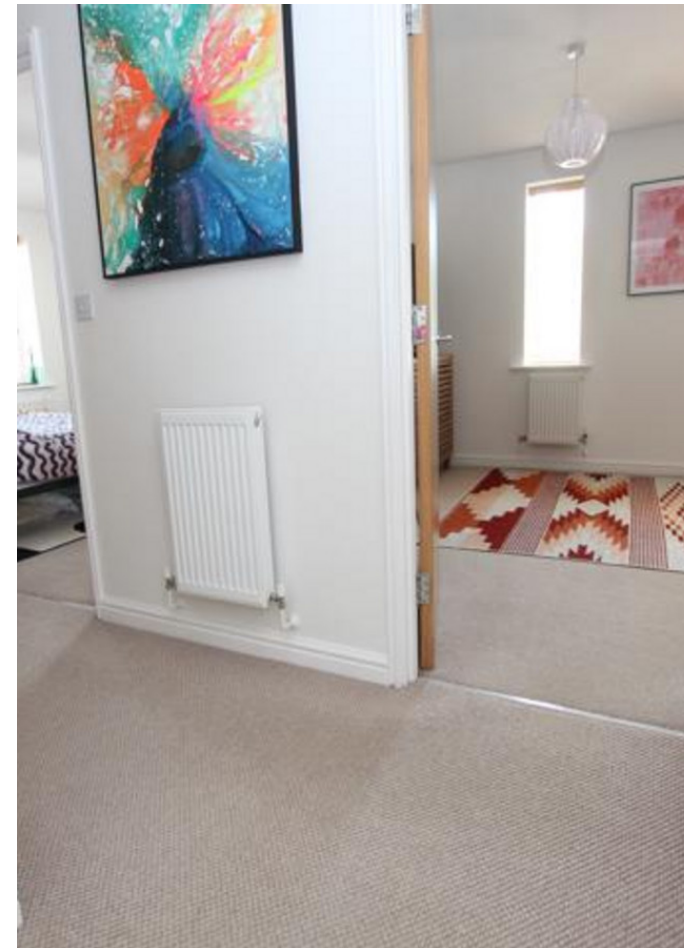


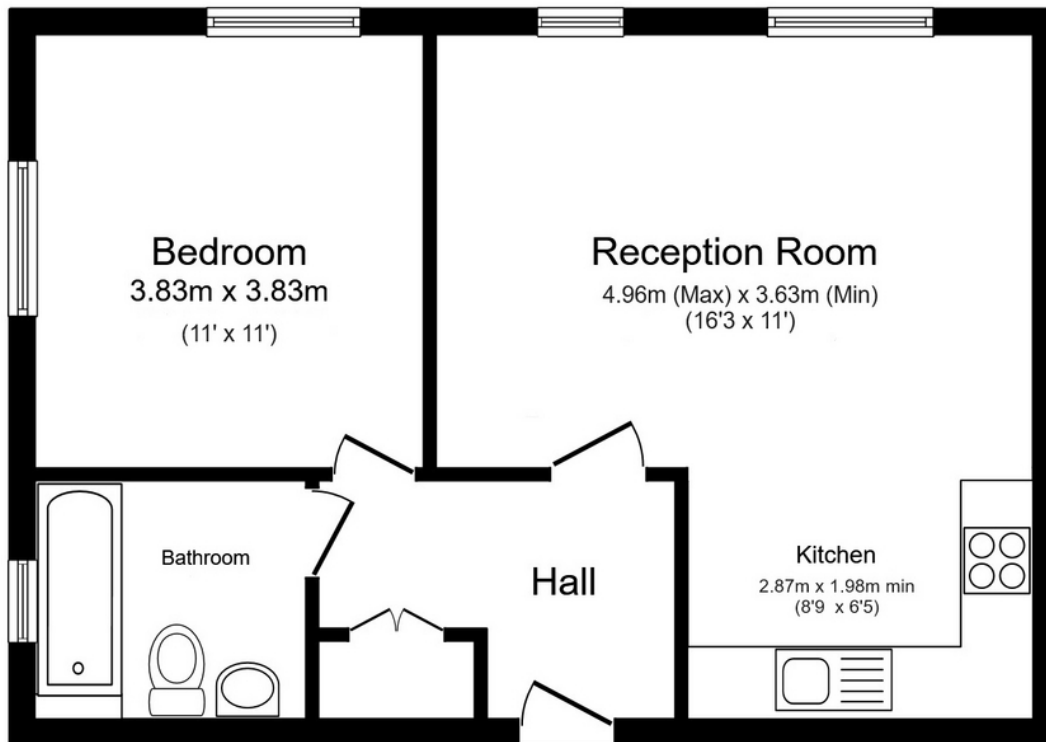
## Key Features

- 25% Shared Ownership Flat
- Ground Floor
- Double Bedroom
- Modern Kitchen
- Modern Bathroom
- Gas Heating to Radiators
- Carport Parking
- Excellent Decor
- No Chain
- Ideal Affordable First Time Purchase

## The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.





Floor Plan

TOTAL: 46.6 sq.m (501 sq.ft) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.

**Kidlington Office**

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

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

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

