



Banbury Road, Kidlington, OX5 2BG

£200,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

We are delighted to offer this good sized 2 double bedroom first floor retirement apartment situated to the rear of the development enjoying views over the communal grounds. Built by McCarthy and Stone for the over 60's this lovely apartment is well presented and offered for sale with no upper chain. The accommodation comprises: spacious entrance hall with built in cupboards, double aspect lounge with Juliette balcony and electric fire, modern kitchen, 2 double bedrooms and modern shower room. The property is complimented by electric heating and double glazing. Outside there are well kept communal gardens and residents parking.

### Additional information to note

- Lift access and staircase to first floor.
- Development Manager.
- Communal laundry room, resident lounge and a guest suite (charges apply).
- 24 hour emergency call system.
- Mains electric, drainage and water (paid by the service charge).
- Lease: 125 years with 104 years still remaining.
- Ground Rent: £450 per year.
- Service Charge: £5,672.20 per year.
- OFCOM checker confirms there is mobile voice with Three and 02, limited with EE and Vodafone and limited data with EE, 02 and Vodafone inside the property. Outside there is likely voice and data with all providers .
- According to the GOV.UK website there is medium risk of surface water flooding , however the property has not flooded in the 20 years the property has been there.



EPC Rating: C

Council Tax Band: C

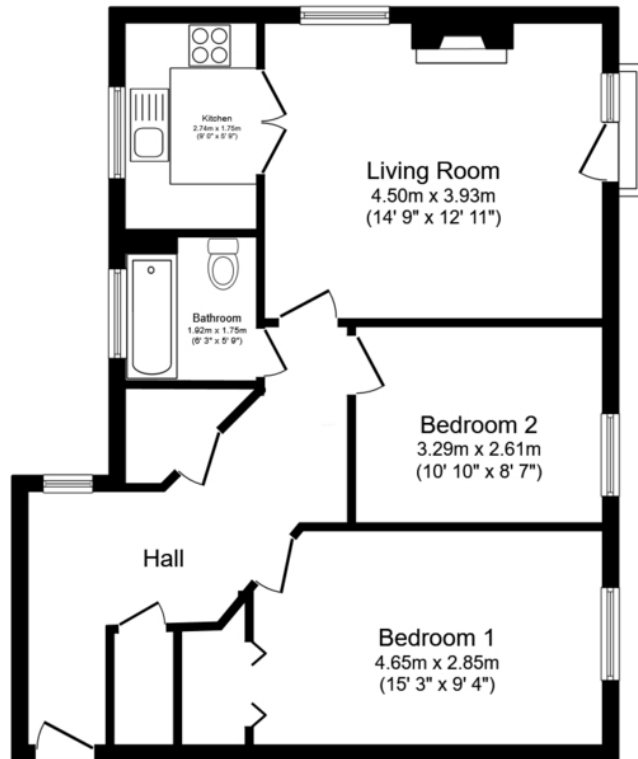


## Key Features

- Retirement Apartment
- 2 Double Bedrooms
- Modern Kitchen
- Electric Heating
- Modern Shower Room
- Tucked Away Position
- Views over Garden
- Access to High Street
- No Chain
- Viewing Recommended

## 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.



**Floor Plan**

**TOTAL: 65.77 sq.m (708 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)

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