



High Street, Kidlington, OX5 2FN

£225,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A 2 bedroom first floor apartment situated in the centre of Kidlington with easy access to bus stops, shops and restaurants. The property has an open plan kitchen/sitting room, 2 good sized bedrooms, entrance hall, bathroom, electric heating and allocated off road parking space. No chain.

Lease: 125 years with approximately 106 years remaining.  
Maintenance Charge: £1662.25 Jan 2024 to Dec 2024.  
Ground Rent: £250 pa for the first 25 years and goes up by £250 every 25 years to a max of £1000 pa for the final 25 years.

Material information to note:

- Mains Electric, Water and Drainage.
- According to OFCOM checker there is standard to ultrafast broadband available at this postcode.
- Mobile: According to OFCOM checker there is good voice and data indoor and good voice, data and enhanced data outdoor.

Council Tax Band: C

EPC Rating: C





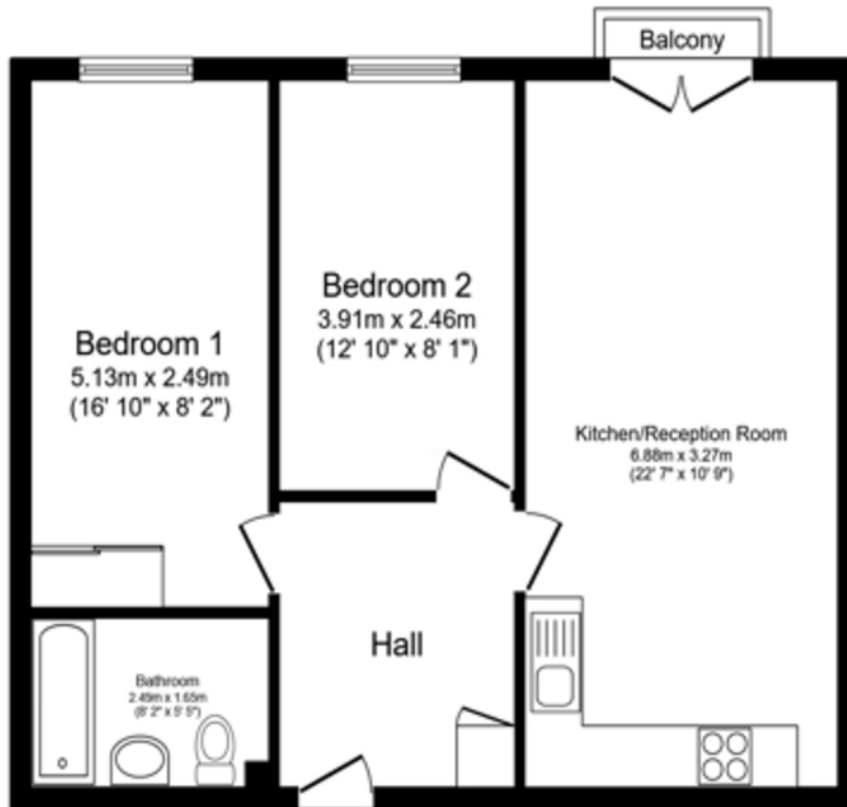
## Key Features

- 2 Bedrooms
- Kitchen/Sitting Room
- Bathroom
- Entrance Hall
- Electric Heating
- Central Location
- Allocated Off-Road Parking
- 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.





**Floor Plan**  
Floor area 58.0 m<sup>2</sup> (624 sq.ft.)

**TOTAL: 58.0 m<sup>2</sup> (624 sq.ft.)**

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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